



11430 NE 120<sup>th</sup> Street  
 Kirkland WA 98034  
 425.820.9200  
 www.nwrealestate.com

<i>CONTENTS</i>	<u>Page #</u>
Map with prices.....	2
MLS Profile.....	3
Maps and Area Descriptions .....	4-5
New Listings, By County & Month .....	6-7
Active Listings (by month) .....	8-9
Pending Sales .....	10-14
Ratios by County (Pendings & Listings) .....	15-18
Closed Sales, SFH, 2006 vs. 2005	
Units & Median Prices .....	19-21
Closed Sales, SFH by Co., Prices.....	22-25
Closed Sales by # Bdrms, by Area .....	26
Ratio: List Price to Sales price.....	27
Closed Sales by \$ Volume .....	28
Condo Snapshot .....	29
High End Sales by Area .....	30
Comparisons, 3 Bdrm, Pre-owned vs	
Newly Built .....	31-32
Avg Prices (3-co area) since 1990 .....	33-34
Price comparisons by school district .....	35

*NWMLS at a Glance*

# of Member Brokerages (Dec. 2006) .....	2,075
# of Sales Associates .....	approx. 26,183
# of Counties included in Summary Report .....	17
<i>Cowlitz, Grant, Grays Harbor, Island, Jefferson (joined May 2005), King, Kitsap, Kittitas, Lewis, Mason, Okanogan (joined Aug 2005), Pierce, San Juan, Skagit, Snohomish, Thurston and Whatcom (joined Aug 2005.)</i>	

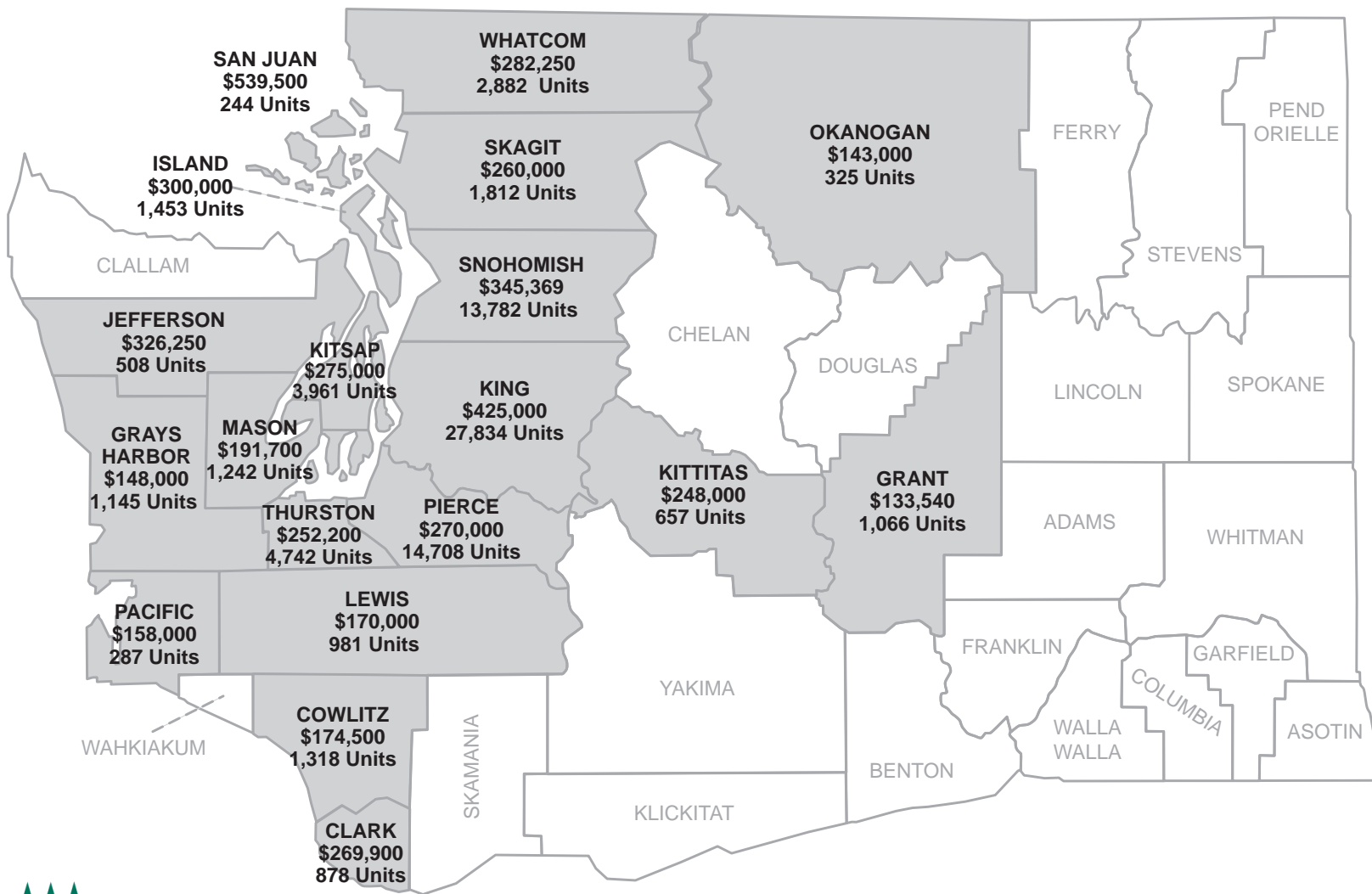
## 2006 Statistical Review and Highlights

*During 2006, members of NWMLS:*

- Reported more than **96,000** closed sales with a combined value of more than **\$35 billion** (p.28)
- Experienced a 6.7% drop in number of units sold compared to 2005, but an increase of about 5% in the dollar volume of the closed transaction (pp.21, 28)
- Reported **1,951 sales** of single family homes priced at **\$1 million** or more (up from 1521 during 2005) and **859** sales of condominiums priced at **\$500,000** or more (up from 623 during 2005). (p.30)
- The MLS area covering Bellevue/West of 405 (map area 520) had the highest number of **million dollar-plus sales** with 219, followed by Central Seattle/Madison Park with 165. For high-end condos (\$500,000-plus), west Bellevue had the largest number (183), followed by Belltown/downtown Seattle (130) and Kirkland (117); 145 condos sold for more than \$1 million (p. 30)
- Among the 19 counties in the MLS service area, San Juan claimed **the highest median price (\$539,500)** for single family homes that sold last year; King County followed at \$425,000 (p.19)
- Maintained a high ratio of cross-sales: more than three of every four transactions were listed by one office and sold by a different office (p.3)
- Added 139,814 new listings of SFH and condos to inventory, (p.6), with the highest volume (14,541 added during June)
- Represented more than 30,000 home sellers, on average, each month (p.8)
- Reported **double-digit price gains for SFH compared to 2005 in all but one county** (p.19).
- In the four-county Puget Sound region (King, Snohomish, Pierce and Kitsap), only about 6% of single family homes sold for under \$200,000 (p.22)
- Sold more than **15,000 condominiums**, about the same as during 2005; approximately 63% of all condos that sold system-wide were in King County. (p.28)
- Found wide variation in **prices of 3-bedroom homes**. For pre-owned homes (built 2004 or earlier), the median sales price ranged from \$124,900 in Grant Co. to \$508,000 in San Juan Co. (p.31)
- In King County, the **average** price of a single family home that sold in 2006 was about 2.9 times higher than the price in 1990 (up from \$178,187 to \$518,108). (p. 34)

© Northwest Multiple Listing Service  
 ALL RIGHTS RESERVED

This material may not be copied, published, broadcast, rewritten or redistributed without prior permission.



**2006 Median Price**  
(Closed Sales, Single Family Houses Only)

### Northwest MLS Profile (as of 12/31/06)

County	# Companies	# Offices	# Sales Associates	% Cross Sales (net)			
				Mar	June	Sept	Dec
King	951	1,050	13,174	82.22	83.73	81.98	80.55
Snohomish	292	327	4,195	81.64	81.95	82.45	80.78
Pierce	311	343	3,736	77.53	80.14	76.80	73.94
Kitsap	106	126	1,089	71.50	75.91	77.56	78.04
Mason	26	29	195	67.69	70.99	62.60	73.86
Skagit	63	67	479	69.20	68.25	73.48	62.68
Grays Hrb	30	33	215	56.57	70.40	61.32	65.26
Lewis	31	33	161	63.16	70.33	70.37	66.67
Cowlitz	29	30	222	60.64	74.83	73.04	71.74
Grant	34	36	193	42.86	57.79	73.33	56.90
Thurston	6	6	31	77.22	73.78	76.16	76.26
San Juan	18	20	127	50.00	58.82	50.00	63.16
Island	37	44	303	73.52	73.89	74.13	71.88
Kittitas	19	22	160	62.24	57.33	75.38	46.59
Jefferson	18	22	158	69.33	56.36	67.19	55.38
Okanogan	12	13	61	40.74	47.37	35.14	50.98
Whatcom	40	52	827	68.85	69.56	65.77	73.44
Clark*	30	40	1,016				71.20
Pacific*	7	10	42				31.43
Out of Area	23	23	100	47.33	51.75	54.46	61.63
<b>Total</b>	<b>2,083</b>	<b>2,326</b>	<b>26,484</b>	<b>76.12</b>	<b>78.80</b>	<b>77.50</b>	<b>75.64</b>

\* added to reports in October 2006

## NWMLS MAP AREA DESCRIPTIONS (17 counties, alpha by cc)

### COWLITZ COUNTY

401 West Kelso  
 402 Highlands  
 403 St. Helens  
 404 Westside  
 405 Olympic  
 406 Columbia Heights  
 407 Hillside  
 408 Northlake  
 409 Pacific Way  
 410 Beacon Hill  
 411 Robert Gray  
 412 West County  
 413 Wahkiakum County  
 414 North County  
 415 Ostrander  
 416 North Kelso  
 417 Kelso Hill  
 418 South Kelso  
 419 East County  
 420 South Co.Woodland

### GRANT COUNTY

289 East Grant County  
 290 Marlin, North Grant County  
 291 N Central Grant County  
 292 West Grant County  
 293 South Grant County  
 293 Othello (Adams Co.)  
 294 Central Grant County  
 295 South Moses Lake  
 296 Peninsula  
 297 Central Moses Lake  
 298 North Moses Lake  
 299 West Moses Lake

### GRAYS HARBOR COUNTY

190 Taholah  
 191 Pacific Beach  
 192 Copalis Beach  
 193 Copalis Crossing  
 194 Ocean Shores  
 195 Quinalt  
 196 Humptulips  
 197 Hoquiam  
 198 Aberdeen  
 199 Satsop  
 200 Elma  
 201 McCleary  
 202 Cosmopolis  
 203 Montessano  
 204 Oakville

(Grays Harbor, cont'd)

206 Westport  
 208 Grayland  
 214 Amanda Park  
 215 Malone  
 216 Neilton  
 217 Aloha  
 218 Moclips  
 219 Central Park  
 220 Ocosta

### ISLAND COUNTY

780 Camano Island  
 811 South Whidbey Island  
 812 Central Whidbey Island  
 813 North Whidbey Island

### JEFFERSON COUNTY

480 Port Townsend  
 481 Cape George  
 482 Discovery  
 483 Marrowstone  
 484 Kala Point  
 485 Tri-Area  
 486 West  
 487 Oak Bay  
 488 Center  
 489 Ludlow  
 490 Shine  
 491 Coyle  
 492 Quilcene  
 493 Brinnon

### KING COUNTY

100 Jovita/West Hill Auburn  
 110 Dash Point, Fed. Way  
 120 Des Moines, Redondo  
 130 Burien, Normandy Park  
 140 West Seattle  
 300 Enumclaw  
 310 Auburn  
 320 Blck Diamond, Maple Val.  
 330 Kent  
 340 Renton-Benson Hill  
 350 Renton-Hilnds & Kennydale  
 360 Skyway Area  
 380 Cen.Sea. SE/Leshi, Mt Baker  
 385 Cent. Sea. SW/Beacon Hill  
 390 Cen.Sea. Mad Prk, Cap. Hill  
 500 East Side-South of I-90  
 510 Mercer Island  
 520 Bellevue-West of 405

(King Co., cont'd)

530 Bellevue-East of 405  
 540 E. of Lake Sammamish  
 550 Redmond, Carnation  
 560 Kirkland-Bridle Trails  
 600 Juanita, Woodinville  
 700 rev Queen Anne, Magnolia  
 701 (new) Downtown Seattle  
 705 Ballard/Grnlk/Grnwood  
 710 North Seattle  
 715 Richmond Beach, Shoreline  
 720 Lk For. Park, Kenmore  
 800 Vashon Island

### KITSAP COUNTY

141 S. Kitsap-W. of Hwy 16  
 142 S. Kitsap-East of Hwy 16  
 143 Port Orchard  
 144 Retsil, Manchester  
 145 Seabeck, Hilly  
 146 Chico  
 147 Silverdale  
 148 West Bremerton  
 149 East Bremerton  
 150 East Central Kitsap  
 161 Hansville  
 162 Kingston  
 163 Gamblewood  
 164 Lofall  
 165 Finn Hill  
 166 Poulsbo  
 167 Suquamish  
 168 Indianola  
 170 Bainbridge Island

### KITTITAS COUNTY

948 Upper Kittitas County  
 949 Lower Kititas County

### LEWIS COUNTY

426 Centralia  
 428 Pe Ell  
 430 Chehalis  
 432 Napavine  
 434 Onalaska  
 436 Morton

**MASON COUNTY**

- 171 Belfair, Hood Canal N.
- 172 Hood Canal South
- 174 Hartstene Island
- 175 Shelton
- 176 Agate
- 177 SW Mason County
- 178 NW Mason County
- 179 Arcadia, Kamilche
- 180 Grapeview

**OKANOGAN COUNTY**

- 620 Okanogan Valley
- 966 Methow Valley
- 967 Brewster/Pateros

**PIERCE COUNTY**

- 1 Gig Harbor
  - 2 Purdy
  - 3 Rosedale
  - 4 Key Peninsula South
  - 5 Fox Island
  - 6 Gig Harbor South
  - 7 Artondale
  - 8 Gig Harbor North
  - 9 Key Peninsula North
  - 12 Anderson Island
  - 13-25 North Tacoma
  - 26-30 Central Tacoma
  - 31 Tacoma
  - 32-35 University Pl., Fircrest
  - 36-40 Lakewood
  - 41 Lakewood/Tillicum
  - 42 Dupont
  - 43 Steilacoom
  - 44 Ketron Island
  - 45-54 South Tacoma
  - 55-62 Southeast Tacoma
  - 63-69 Parkland
  - 70 Fife
  - 71 Milton
  - 72 Edgewood
  - 73-74 Sumner
  - 78 Port of Tacoma
  - 79-88 Puyallup
  - 89 Graham, Fredrickson
  - 94-95 Browns Point
  - 99 Spanaway
  - 109 Lk. Tapps, Bonney Lk.
  - 111 Buckley
  - 112 Wilkeson, Crbnado, S.Prairie
  - 113 Sumner
  - 114 Orting
  - 119 Roy, McKenna
  - 121 Harts Lake
  - 122 Graham
  - 123 Tanwax Lk, Kapowsin Lk
  - 124-125 Eatonville
  - 126 Alder
- more*

**PIERCE COUNTY =cont'd**

- 127 Elbe
- 128 Ashford
- 129 Clear Lake
- 134 E Pierce Co. or Mt. Rainier
- 135 Greenwater

**SAN JUAN COUNTY**

- 899 Waldron
- 900 San Juan Island
- 901 Orcas, Shaw, Obstr..
- 902 Lopez, Frost Islands
- 903 Decatur, Cente, Blakely
- 904 Stuart, Henry, Pearl, Johns
- 905 Other San Juan Islands

**SKAGIT COUNTY**

- 815 Anacortes
- 816 Guemes Island
- 817 Other Skagit Isl. Counties
- 820 La Conner
- 825 Burlington
- 830 Sedro Woolley
- 835 Mount Vernon
- 840 Lyman, Hamilton
- 845 Concrete & Up River

**SNOHOMISH COUNTY**

- 610 SE Snohomish County
- 730 SW Snohomish County
- 740 Everett / Mukilteo
- 750 E. Snohomish County
- 760 NE Snohomish County
- 770 NW Snohomish County
- 780 Camano Island
- 959 Stevens Pass

**THURSTON COUNTY**

- 441 Thurston Northwest
- 442 Black Hills
- 443 Tumwater
- 444 Olympia Westside
- 445 Boston Harbor
- 446 Thurston Northeast
- 447 Olympia North
- 448 Olympia South
- 449 East Olympia
- 450 Lacey
- 451 Hawks Prairie
- 452 Thurston Southeast
- 453 Yelm, Rainier
- 454 Tenino, Bucoda
- 455 Rochester

**WHATCOM COUNTY**

- 850 Sudden Valley
- 860 Bellingham
- 865 Meridian
- 870 Ferndale/Custer
- 880 Blaine/Birch Bay
- 885 Lynden
- 890 Nooksack Valley
- 895 Mount Baker/Demi

*added to reports 10/06*

**CLARK COUNTY**

- 1026 East Orchard
- 1031 Camp Bonneville
- 1033 Camas-Washougal
- 1042 Evergreen Hwy
- 1043 City Center-West
- 1045 Salmon Creek
- 1046 Minnehaha
- 1047 West Orchard
- 1051 Ridgefield
- 1061 Battle Ground
- 1062 Brush Pr/Hcknsn
- 1064 Vennersborg
- 1075 LaCenter
- 1071 North County

**PACIFIC COUNTY**

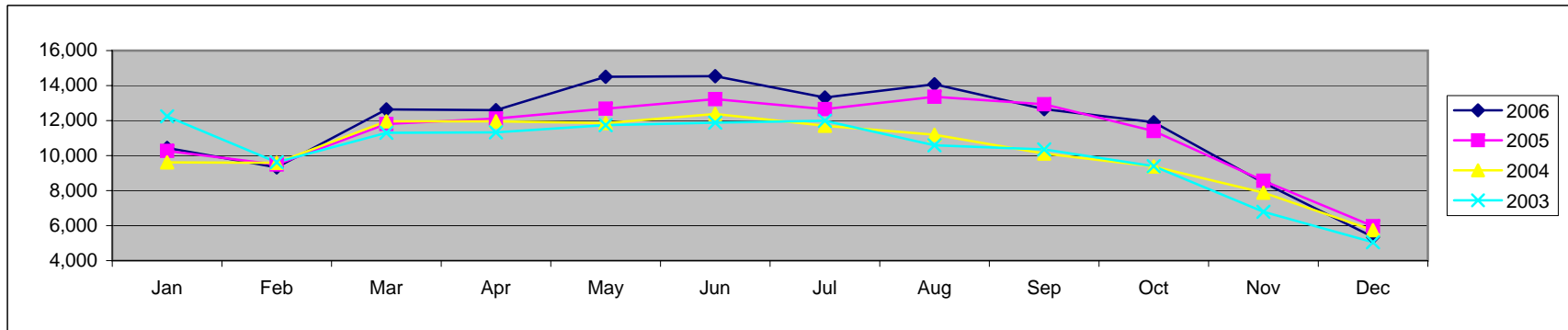
- 207 Bay Center
- 209 Tokeland
- 210 Raymond
- 211 South Bend
- 212 Menlo
- 213 Lebam
- 230 Pacific County

## NEW LISTINGS, Single Family Homes & Condominiums - 2006

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
King	3,744	3,471	4,655	4,741	5,260	5,335	4,849	5,100	5,062	4,407	2,914	1,602	51,140
Snoh	1,866	1,554	2,105	1,995	2,279	2,249	2,034	2,129	2,064	1,815	1,339	966	22,395
Pierce	1,812	1,606	2,191	2,085	2,570	2,519	2,391	2,510	2,116	2,111	1,519	1,040	24,470
Kitsap	478	469	601	644	768	724	626	731	646	524	384	230	6,825
Mason	120	131	157	180	203	175	181	188	168	160	127	93	1,883
Skagit	234	194	267	263	323	354	301	300	269	244	201	97	3,047
GraHrb	191	124	243	193	222	237	240	241	165	145	99	79	2,179
Lewis	116	98	144	141	165	169	201	210	152	140	135	104	1,775
Cowlitz	148	118	164	151	183	195	220	206	166	164	118	86	1,919
Grant	102	98	166	144	167	156	146	169	121	111	86	60	1,526
Thurs	540	556	684	620	811	791	726	716	595	554	408	274	7,275
SanJ	30	21	73	49	56	53	55	44	27	21	21	8	458
Isl	171	161	241	229	306	296	237	252	181	194	132	94	2,494
Kittitas	54	83	83	136	115	113	103	132	111	59	78	42	1,109
Jefferson	43	67	72	93	97	96	102	113	84	66	36	32	901
Okanog	33	29	38	37	75	75	52	59	42	35	53	28	556
Whatcom	547	395	563	684	622	717	609	648	514	489	290	233	6,311
Clark										455	323	195	973
Pacific										55	38	28	121
Out of Area	207	152	192	209	283	287	246	329	173	161	152	66	2,457
<b>Total</b>	<b>10,436</b>	<b>9,327</b>	<b>12,639</b>	<b>12,594</b>	<b>14,505</b>	<b>14,541</b>	<b>13,319</b>	<b>14,077</b>	<b>12,656</b>	<b>11,910</b>	<b>8,453</b>	<b>5,357</b>	<b>139,814</b>

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
<b>2006</b>	<b>10,436</b>	<b>9,327</b>	<b>12,639</b>	<b>12,594</b>	<b>14,505</b>	<b>14,541</b>	<b>13,319</b>	<b>14,077</b>	<b>12,656</b>	<b>11,910</b>	<b>8,453</b>	<b>5,357</b>	139,814
<b>2005</b>	10,266	9,487	11,808	12,116	12,684	13,228	12,652	13,358	12,929	11,405	8,560	5,969	134,462
<b>2004</b>	9,610	9,590	11,954	11,962	11,853	12,380	11,710	11,192	10,114	9,375	7,886	5,738	123,364
<b>2003</b>	12,240	9,618	11,300	11,330	11,743	11,881	11,992	10,586	10,354	9,394	6,788	5,049	122,275

Avg. 11,652/mo  
 Avg. 11,205/mo  
 Avg. 10,280/mo  
 Avg. 10,189/mo



\* Okanogan & Whatcom joined NWMLS in 2005, with data added to reports starting in Aug; Clark & Pacific were added in Oct. 2006; previously, some stats from these counties appeared with Other/out of area

### NEW LISTINGS, Single Family Homes & Condominiums, 2006 vs 2005

	King	Snoh	Pierce	Kitsap	Mason	Skagit	GrayH	Lewis	Cwltz	Grant	Thrstn	SanJn	Island	Kttas	Jefrsn	Okan.	Wtcm	Clark	Pacific	Other	Total	% chg
Jan 06	3744	1866	1812	478	120	234	191	116	148	102	540	30	171	54	43	33	547			207	<b>10,436</b>	1.7%
Jan 05	4337	1867	1743	432	101	213	139	121	105	87	426	16	200	66	45	11	285			72	10,266	
Jan 04	4329	1960	1377	420	103	192	121	93	112	72	372	18	217	62						162	8,071	
Feb 06	3471	1554	1606	469	131	194	124	98	118	98	556	21	161	83	67	29	395			152	<b>9,327</b>	-1.7%
Feb 05	3734	1641	1687	461	138	243	105	107	119	87	408	45	199	62	58	17	295			81	9,487	
Feb 04	4124	1752	1548	488	135	241	140	101	115	92	367	26	209	60						192	9,398	
Mar 06	4655	2105	2191	601	157	267	243	144	164	166	684	73	241	83	72	38	563			192	12,639	7.0%
Mar 05	4754	2019	2010	591	168	253	160	108	165	127	475	46	222	88	90	36	378			118	11,808	
Mar 04	5275	2104	1844	574	135	319	184	134	147	110	474	71	255	77						251	11,703	
Apr 06	4741	1995	2085	644	180	263	193	141	151	144	620	49	229	136	93	37	684			209	12,594	3.9%
Apr 05	4839	1913	2090	557	167	289	179	131	161	141	560	38	253	76	79	27	476			140	12,116	
Apr 04	5288	1977	1923	583	141	255	187	107	175	116	517	35	268	113						277	11,685	
May 06	5260	2279	2570	768	203	323	222	165	183	167	811	56	306	115	97	75	622			283	14,505	14.4%
May 05	4932	2095	2061	623	199	271	250	169	183	139	584	44	242	96	97	42	452			205	12,684	
May 04	5168	2112	1882	564	168	216	154	133	133	135	482	45	253	118	99					191	11,662	
June 06	5335	2249	2519	724	175	354	237	169	195	156	791	53	296	113	96	75	717			287	14,541	9.9%
Jun 05	5166	2168	2193	698	176	275	218	145	178	192	586	40	268	84	106	40	496			199	13,228	
Jun 04	5405	2209	1963	606	172	272	150	130	161	122	480	55	265	93	80					217	12,163	
Jul 06	4849	2034	2391	626	181	301	240	201	220	146	726	55	237	103	102	52	609			246	13,319	2.4%
Jul 05**	4897	2312	2135	629	179	242	235	154	190	121	568	58	253	115	93	31	501			293	13,006	
Jul 04	5077	2017	1824	566	177	270	199	120	142	134	523	31	248	95	81					206	11,504	
Aug 06	5100	2129	2510	731	188	300	241	210	206	169	716	44	252	132	113	59	648			329	14,077	5.4%
Aug 05	4993	2206	2273	587	171	307	198	161	193	159	626	44	247	92	90	47	631			333	13,358	
Aug 04	4585	2010	1881	554	158	247	161	120	126	98	555	40	261	88	72					236	10,956	
Sept 06	5062	2064	2116	646	168	269	165	152	166	121	595	27	181	111	94	42	514			173	12,666	0.1%
Sept 05	5105	2049	2009	631	145	282	209	165	167	123	557	32	204	123	80	56	635			79	12,651	
Sept 04	4395	1722	1710	457	137	189	125	115	145	103	406	27	177	66	78					262	9,852	
Oct 06	4407	1815	2111	524	160	244	145	140	164	111	554	21	194	59	66	35	489	455	55	161	11,910	4.4%
Oct 05	4403	1773	1955	494	146	246	129	113	180	102	545	26	197	67	70	34	518	0	24	383	11,405	
Oct 04	4108	1621	1553	459	106	178	131	83	127	82	409	35	161	44	59					219	9,156	
Nov 06	2914	1339	1519	384	127	201	99	135	118	86	408	21	132	78	36	53	290	323	38	152	8,453	-1.3%
Nov 05	3160	1240	1576	411	105	152	131	85	122	86	466	25	169	36	45	23	306	0	31	391	8,560	
Nov 04	3207	1336	1490	337	93	187	119	66	92	86	346	15	140	84	52					236	7,650	
Dec 06	1602	966	1040	230	93	97	79	104	86	60	274	8	94	42	32	28	233	195	28	66	5,357	-10.3%
Dec 05	2004	923	1101	274	91	117	110	68	81	67	333	15	100	36	26	24	284	0	16	299	5,969	
Dec 04	2109	1075	1004	264	73	137	92	87	76	74	330	21	99	22	28					247	5,491	
<b>Ttl 06</b>	<b>51140</b>	<b>22395</b>	<b>24470</b>	<b>6825</b>	<b>1883</b>	<b>3047</b>	<b>2179</b>	<b>1775</b>	<b>1919</b>	<b>1526</b>	<b>7275</b>	<b>458</b>	<b>2494</b>	<b>1109</b>	<b>911</b>	<b>556</b>	<b>6311</b>	<b>973</b>	<b>121</b>	<b>2457</b>	<b>139824</b>	12.8%
<b>Ttl 05</b>	<b>52324</b>	<b>22206</b>	<b>22833</b>	<b>6388</b>	<b>1786</b>	<b>2890</b>	<b>2063</b>	<b>1527</b>	<b>1844</b>	<b>1431</b>	<b>6134</b>	<b>429</b>	<b>2554</b>	<b>941</b>	<b>879</b>	<b>388</b>	<b>5257</b>	<b>0</b>	<b>N/A</b>	<b>2593</b>	<b>134,538</b>	
<b>Ttl-04</b>	<b>53070</b>	<b>21895</b>	<b>19999</b>	<b>5872</b>	<b>1598</b>	<b>2703</b>	<b>1763</b>	<b>1289</b>	<b>1551</b>	<b>1224</b>	<b>5261</b>	<b>419</b>	<b>2553</b>	<b>922</b>	<b>549</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2696</b>	<b>119,291</b>	
<b>% chg</b>	-2.3%	0.9%	7.2%	6.8%	5.4%	5.4%	5.6%	16.2%	4.1%	6.6%	18.6%	6.8%	-2.3%	17.9%	3.6%	43.3%	20.0%	N/A	N/A	-5.2%	3.9%	

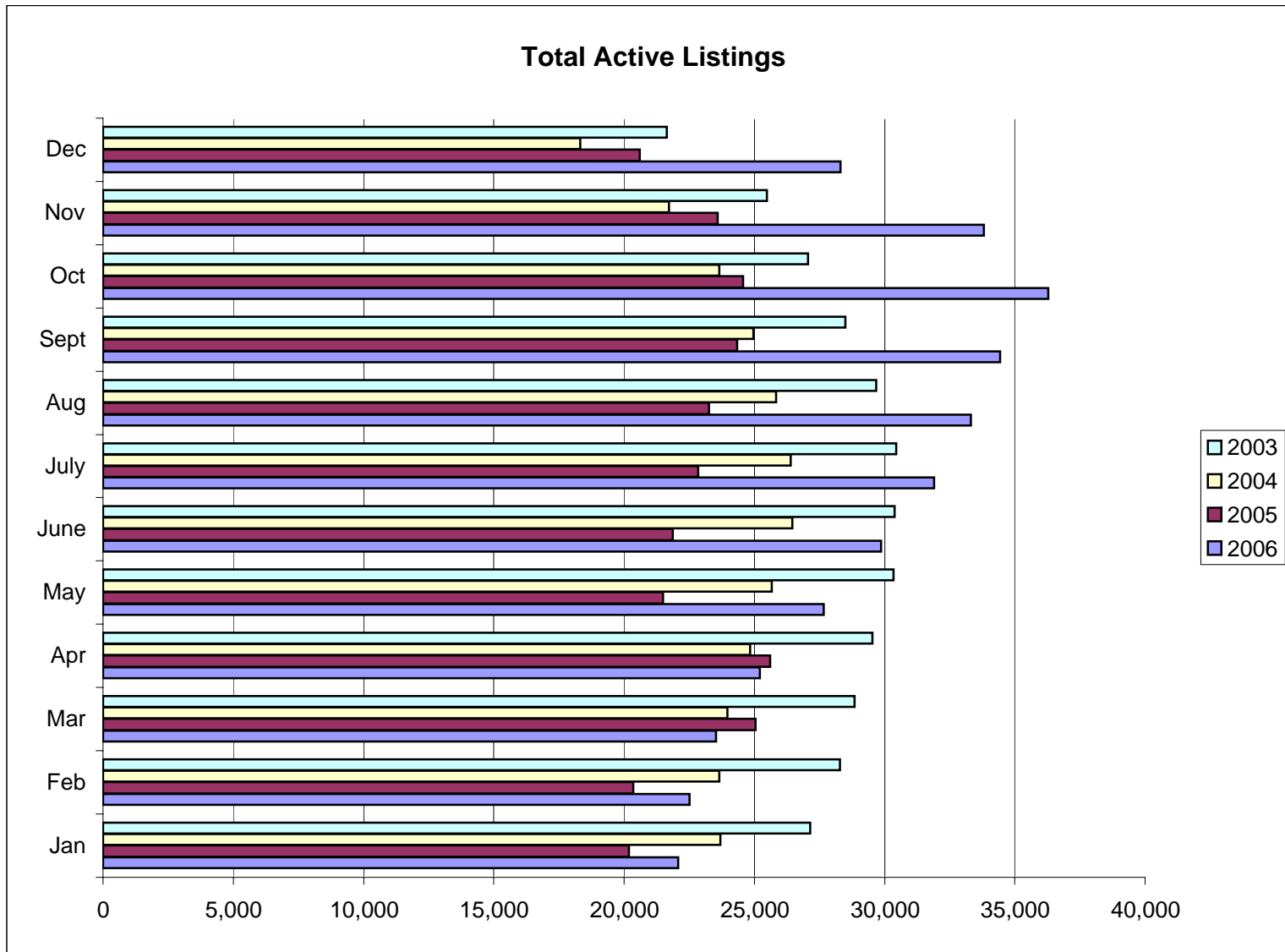
Notes: Figures are from NWMLS Statistical Summary Reports; \*If comparing same 17 counties for 2006 vs 2005, % change = 3.33%; \*\* adjusted

TOTAL ACTIVE LISTINGS 2006 - Single Family Homes & Condominiums													Avg
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
King	6,060	6,200	6,359	6,802	7,348	8,011	8,545	8,894	9,890	9,871	8,951	6,802	7,811
Snoh	3,092	3,119	3,242	3,353	3,606	3,856	4,071	4,209	4,527	4,523	4,272	3,636	3,792
Pierce	4,070	4,186	4,412	4,679	5,124	5,503	5,970	6,225	6,341	6,335	6,012	5,286	5,345
Kitsap	1,273	1,342	1,347	1,516	1,758	1,884	1,981	2,090	2,176	2,124	1,958	1,698	1,762
Mason	380	399	426	474	525	530	562	573	565	637	610	561	520
Skagit	638	654	685	726	822	915	951	972	991	957	951	817	840
GrHrbr	603	581	676	709	777	842	862	865	830	776	710	639	739
Lewis	358	347	365	397	416	466	551	619	630	600	608	576	494
Cowlitz	384	372	370	380	418	458	540	565	577	595	563	514	478
Grant	358	367	404	402	444	401	408	447	427	405	395	340	400
Thurston	1,122	1,209	1,324	1,393	1,600	1,726	1,928	2,007	1,996	1,984	1,862	1,546	1,641
SanJuan	183	189	236	237	254	264	278	278	262	239	229	190	237
Island	566	560	634	690	799	905	940	964	931	882	834	736	787
Kittitas	217	252	273	320	314	345	374	397	415	373	349	302	328
Jefferson	249	258	280	329	364	391	428	459	455	440	409	343	367
Okanogan	185	183	181	186	213	224	241	246	236	237	257	245	220
Whatcom	1,474	1,543	1,666	1,900	2,013	2,144	2,244	2,318	2,282	2,220	2,096	1,787	1,974
Clark										1,973	1,662	1,369	1,668
Pacific										288	281	236	268
Other	872	743	653	722	865	991	1,036	1,188	912	823	808	684	772
<b>TOTAL</b>	<b>22,084</b>	<b>22,504</b>	<b>23,533</b>	<b>25,215</b>	<b>27,660</b>	<b>29,856</b>	<b>31,910</b>	<b>33,316</b>	<b>34,443</b>	<b>36,282</b>	<b>33,817</b>	<b>28,307</b>	<b>30,443</b>

Next page: charts

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>2006</b>	<b>22,084</b>	<b>22,504</b>	<b>23,533</b>	<b>25,215</b>	<b>27,660</b>	<b>29,856</b>	<b>31,910</b>	<b>33,316</b>	<b>34,443</b>	<b>36,282</b>	<b>33,817</b>	<b>28,307</b>
<b>2005</b>	20,196	20,343	25,047	25,607	21,499	21,871	22,839	23,260	24,336	24,570	23,597	20,595
<b>2004</b>	23,703	23,650	23,971	24,849	25,670	26,464	26,403	25,834	24,965	23,665	21,717	18,312
<b>2003</b>	27,134	28,291	28,856	29,541	30,338	30,393	30,450	29,669	28,501	27,061	25,473	21,633

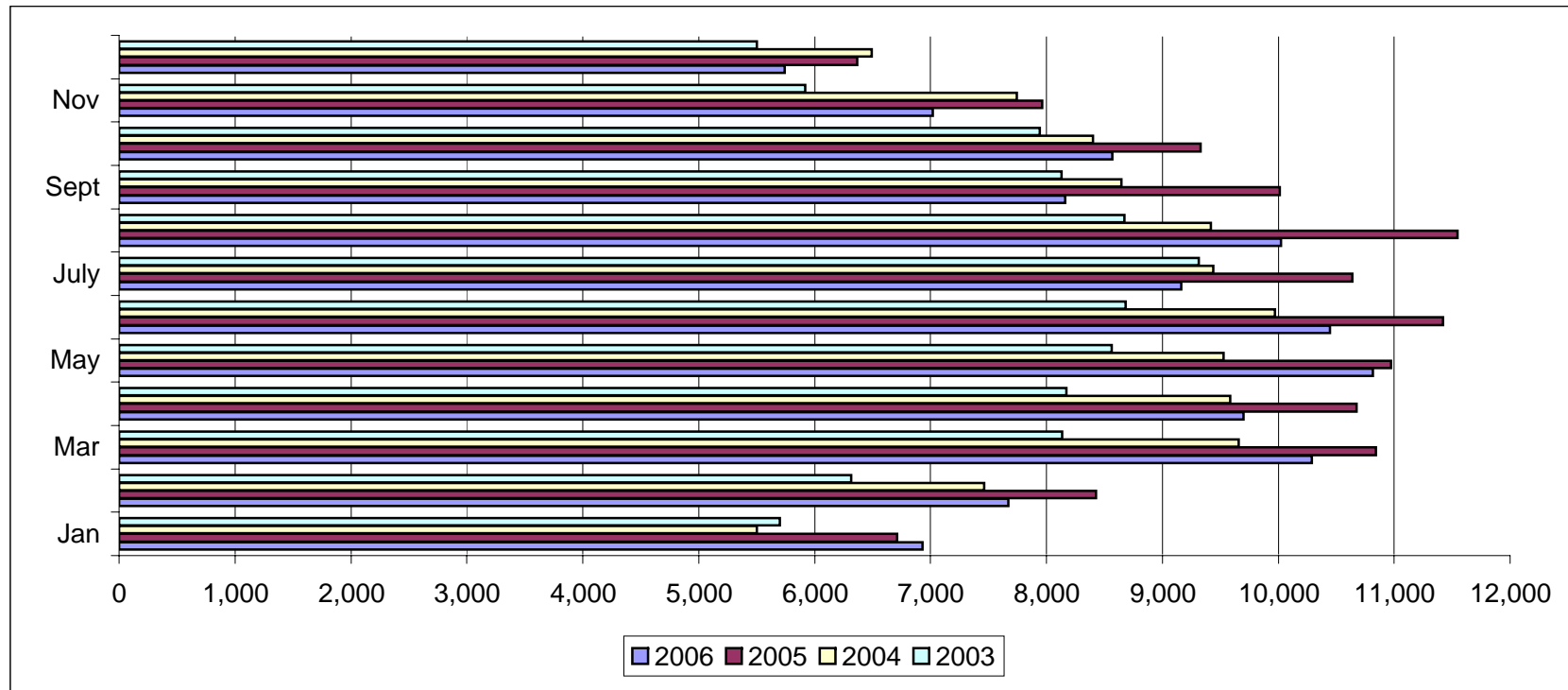
month with highest volume



## PENDING SALES 2006 - Single Family Homes & Condominiums (combined)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% all res
King	2,610	2,999	4,106	3,827	4,288	4,156	3,650	3,883	3,174	3,312	2,737	2,251	<b>40,993</b>	39.21%
Snoh	1,204	1,397	1,876	1,775	1,831	1,762	1,564	1,657	1,379	1,358	1,078	935	<b>17,816</b>	17.04%
Pierce	1,158	1,284	1,731	1,605	1,819	1,682	1,483	1,708	1,302	1,369	1,161	916	<b>17,218</b>	16.47%
Kitsap	303	352	461	444	473	494	424	444	361	364	316	244	<b>4,680</b>	4.48%
Mason	60	86	112	108	135	131	120	145	123	112	78	53	<b>1,263</b>	1.21%
Skagit	130	148	208	189	201	211	210	209	181	175	121	111	<b>2,094</b>	2.00%
GrHrbr	103	80	116	122	141	125	140	154	106	134	90	56	<b>1,367</b>	1.31%
Lewis	70	86	100	92	132	91	79	97	81	98	75	52	<b>1,053</b>	1.01%
Cowlitz	128	118	172	137	148	151	127	152	115	111	113	71	<b>1,543</b>	1.48%
Grant	78	71	107	127	134	154	130	145	135	94	79	75	<b>1,329</b>	1.27%
Thurston	367	407	525	525	576	572	414	489	432	361	347	319	<b>5,334</b>	5.10%
San Juan	22	15	11	36	29	34	22	34	28	21	14	10	<b>276</b>	0.26%
Island	104	136	153	147	164	157	157	158	143	140	97	87	<b>1,643</b>	1.57%
Kittitas	50	37	59	78	85	75	56	81	65	64	50	40	<b>740</b>	0.71%
Jefferson	38	33	45	37	54	55	43	59	64	41	37	41	<b>547</b>	0.52%
Okanogan	21	26	37	26	37	57	34	48	37	28	26	19	<b>396</b>	0.38%
Whatcom	230	279	380	335	453	427	360	405	333	328	226	208	<b>3,964</b>	3.79%
Clark										315	258	165	<b>738</b>	0.71%
Pacific										50	29	25	<b>104</b>	0.10%
Other	255	119	90	92	117	114	152	154	101	92	90	66	<b>1,442</b>	1.38%
<b>TOTAL</b>	<b>6,931</b>	<b>7,673</b>	<b>10,289</b>	<b>9,702</b>	<b>10,817</b>	<b>10,448</b>	<b>9,165</b>	<b>10,022</b>	<b>8,160</b>	<b>8,567</b>	<b>7,022</b>	<b>5,744</b>	<b>104,540</b>	100.00%
% by Q	23.81%		29.62%			26.16%			20.41%				<b>100.00%</b>	

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% chg 05 vs 04
<b>2006</b>	<b>6,931</b>	<b>7,673</b>	<b>10,289</b>	<b>9,702</b>	<b>10,817</b>	<b>10,448</b>	<b>9,165</b>	<b>10,022</b>	<b>8,160</b>	<b>8,567</b>	<b>7,022</b>	<b>5,744</b>	<b>104,540</b>	-9.03%
<b>2005</b>	6714	8426	10841	10677	10973	11420	10640	11546	10014	9332	7966	6368	<b>114,917</b>	
<b>2004</b>	5503	7464	9660	9586	9530	9969	9438	9418	8647	8400	7746	6492	101,853	
<b>2003</b>	5698	6316	8133	8171	8563	8685	9316	8673	8132	7941	5920	5502	91,050	



PENDING SALES 2006 - Single Family Homes only													% all res	
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	87,038
King	1,879	2,206	3,044	2,820	3,183	3,040	2,665	2,832	2,271	2,440	1,985	1,623	29,988	34.45%
Snoh	998	1,188	1,573	1,526	1,514	1,460	1,316	1,321	1,149	1,133	877	763	14,818	17.02%
Pierce	1,063	1,188	1,601	1,483	1,653	1,548	1,374	1,574	1,186	1,233	1,062	827	15,792	18.14%
Kitsap	271	310	416	391	426	453	394	401	328	328	287	221	4,226	4.86%
Mason	59	86	111	103	132	129	120	145	122	111	78	53	1,249	1.44%
Skagit	120	135	198	174	191	200	196	198	170	165	111	101	1,959	2.25%
GrHrbr	78	73	110	101	134	123	136	136	96	126	84	50	1,247	1.43%
Lewis	70	86	100	92	132	91	79	97	81	98	74	52	1,052	1.21%
Cowlitz	126	117	169	136	146	151	126	151	113	110	112	70	1,527	1.75%
Grant	77	70	105	123	132	151	128	142	129	89	78	75	1,299	1.49%
Thurston	360	402	517	516	527	537	400	466	421	350	338	304	5,138	5.90%
San Juan	19	14	9	31	28	32	22	32	22	20	13	8	250	0.29%
Island	99	121	142	137	158	142	150	154	132	130	90	79	1,534	1.76%
Kittitas	49	37	58	71	81	70	50	73	58	61	43	37	688	0.79%
Jefferson	37	31	43	33	51	53	42	56	56	41	33	41	517	0.59%
Okanogan	21	25	37	25	35	52	33	48	37	28	25	19	385	0.44%
Whatcom	186	232	279	275	370	347	294	319	267	277	176	169	3,191	3.67%
Clark										299	233	150	682	0.78%
Pacific										48	28	25	101	0.12%
Other	247	112	87	91	114	106	147	147	101	91	87	65	1,395	1.60%
<b>TOTAL</b>	<b>5,759</b>	<b>6,433</b>	<b>8,599</b>	<b>8,128</b>	<b>9,007</b>	<b>8,685</b>	<b>7,672</b>	<b>8,292</b>	<b>6,739</b>	<b>7,178</b>	<b>5,814</b>	<b>4,732</b>	<b>87,038</b>	<b>100.00%</b>

var 325

PENDING SALES 2006 - Condominiums only														% all cndo
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	17,502
King	731	793	1,062	1,007	1105	1,116	985	1,051	903	872	752	628	11,005	62.88%
Snoh	206	209	303	249	317	302	248	336	230	225	201	172	2,998	17.13%
Pierce	95	96	130	122	166	134	109	134	116	136	99	89	1,426	8.15%
Kitsap	32	42	45	53	47	41	30	43	33	36	29	23	454	2.59%
Mason	1	0	1	5	3	2	0	0	1	1	0	0	14	0.08%
Skagit	10	13	10	15	10	11	14	11	11	10	10	10	135	0.77%
GrHrbr	25	7	6	21	7	2	4	18	10	8	6	6	120	0.69%
Lewis	0	0	0	0	0	0	0	0	0	0	1	0	1	0.01%
Cowlitz	2	1	3	1	2	0	1	1	2	1	1	1	16	0.09%
Grant	1	1	2	4	2	3	2	3	6	5	1	0	30	0.17%
Thurston	7	5	8	9	49	35	14	23	11	11	9	15	196	1.12%
San Juan	3	1	2	5	1	2	0	2	6	1	1	2	26	0.15%
Island	5	15	11	10	6	15	7	4	11	10	7	8	109	0.62%
Kittitas	1	0	1	7	4	5	6	8	7	3	7	3	52	0.30%
Jefferson	1	2	2	4	3	2	1	3	8	0	4	0	30	0.17%
Okanogan	0	1	0	1	2	5	1	0	0	0	1	0	11	0.06%
Whatcom	44	47	101	60	83	80	66	86	66	51	50	39	773	4.42%
Clark										16	25	15	56	0.32%
Pacific										2	1	0	3	0.02%
Other	8	7	3	1	3	8	5	7	0	1	3	1	47	0.27%
<b>TOTAL</b>	<b>1,172</b>	<b>1,240</b>	<b>1,690</b>	<b>1,574</b>	<b>1,810</b>	<b>1,763</b>	<b>1,493</b>	<b>1,730</b>	<b>1,421</b>	<b>1,389</b>	<b>1,208</b>	<b>1,012</b>	<b>17,502</b>	<b>100.00%</b>

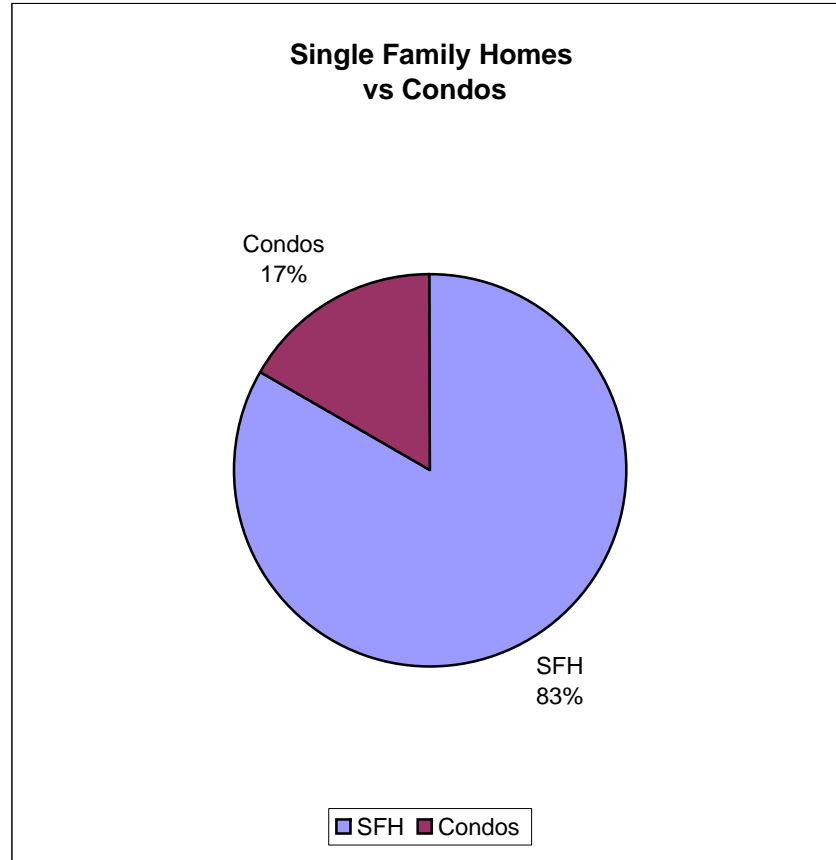
var 14

SFH = 87,038 of 104,540 pending residential sales (83.26%); Condos = 17,502 of 104,540 pendings (16.74%)

Ratio of SFH to Condos

	SFH	Condos	Total	% SFH	% Condo	Total
King	29,988	11,005	40,993	73.15%	26.85%	100.0%
Snoh	14,818	2,998	17,816	83.17%	16.83%	100.0%
Pierce	15,792	1,426	17,218	91.72%	8.28%	100.0%
Kitsap	4,226	454	4,680	90.30%	9.70%	100.0%
Mason	1,249	14	1,263	98.89%	1.11%	100.0%
Skagit	1,959	135	2,094	93.55%	6.45%	100.0%
GrHrbr	1,247	120	1,367	91.22%	8.78%	100.0%
Lewis	1,052	1	1,053	99.9%	0.09%	100.0%
Cowlitz	1,527	16	1,543	98.96%	1.04%	100.0%
Grant	1,299	30	1,329	97.74%	2.26%	100.0%
Thurston	5,138	196	5,334	96.33%	3.67%	100.0%
San Juan	250	26	276	90.58%	9.42%	100.0%
Island	1,534	109	1,643	93.37%	6.63%	100.0%
Kittitas	688	52	740	92.97%	7.03%	100.0%
Jefferson	517	30	547	94.52%	5.48%	100.0%
Okanogan	385	11	396	97.2%	2.78%	100.0%
Whatcom	3,191	773	3,964	80.50%	19.50%	100.0%
Clark	682	56	738	92.41%	7.59%	100.0%
Pacific	101	3	104	97.12%	2.88%	100.0%
Others	1,395	47	1,442	8.04%	3.26%	11.3%
<b>TOTAL</b>	<b>87,038</b>	<b>17,502</b>	<b>104,540</b>	<b>83.26%</b>	<b>16.74%</b>	<b>100.0%</b>

SFH	Condos
87,038	17,502
83.26%	16.75%



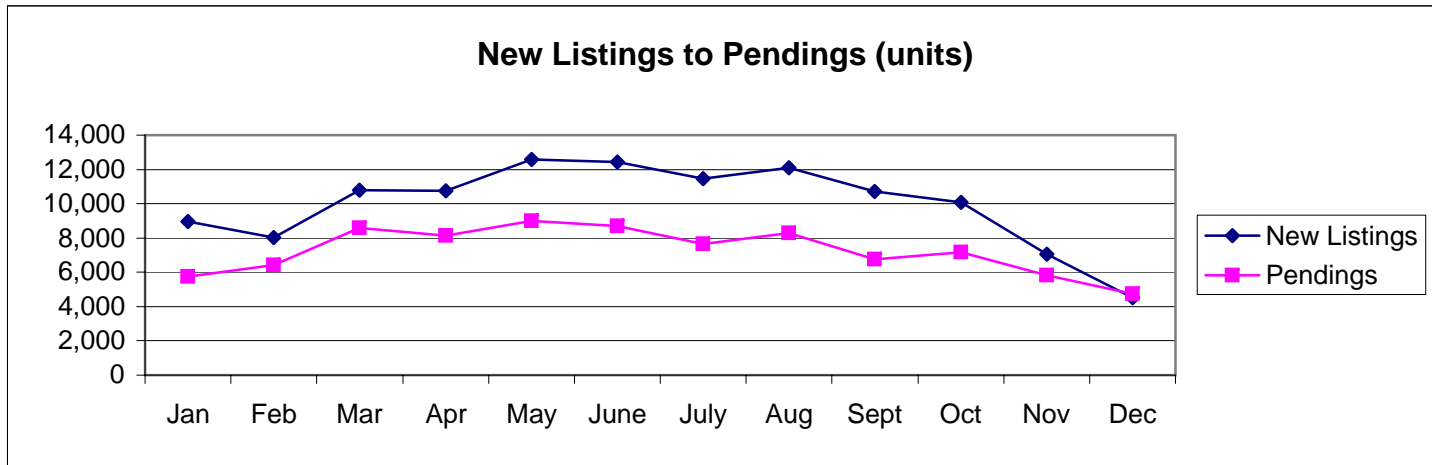
**Ratio: Pending Sales to New Listings - Single Family Homes ONLY (excludes condos)**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
<b>King Co</b>													
New Listings	2,904	2,652	3,524	3,659	4,130	4,009	3,724	3,927	3,780	3,373	2,083	1,187	38,952
Pendings	1,879	2,206	3,044	2,820	3,183	3,040	2,665	2,832	2,271	2,440	1,985	1,623	29,988
Ratio	64.70%	83.18%	86.38%	77.07%	77.07%	75.83%	71.56%	72.12%	60.08%	72.34%	95.30%	136.73%	76.99%
<b>Snohomish</b>													
New Listings	1,611	1,315	1,811	1,718	1,994	1,923	1,752	1,799	1,767	1,509	1,138	709	19,046
Pendings	998	1,188	1,573	1,526	1,514	1,460	1,316	1,321	1,149	1,133	877	763	14,818
Ratio	61.95%	90.34%	86.86%	88.82%	75.93%	75.92%	75.11%	73.43%	65.03%	75.08%	77.07%	107.62%	77.80%
<b>Pierce</b>													
New Listings	1,678	1,500	2,058	1,972	2,370	2,376	2,198	2,323	1,955	1,853	1,356	977	22,616
Pendings	1063	1,188	1,601	1,483	1,653	1,548	1,374	1,574	1,186	1,233	1,062	827	15,792
Ratio	63.35%	79.20%	77.79%	75.20%	69.75%	65.15%	62.51%	67.76%	60.66%	66.54%	78.32%	84.65%	69.83%
<b>Kitsap</b>													
New Listings	431	430	533	558	693	672	579	677	586	475	338	218	6,190
Pendings	271	310	416	391	426	453	394	401	328	328	287	221	4,226
Ratio	62.88%	72.09%	78.05%	70.07%	61.47%	67.41%	68.05%	59.23%	55.97%	69.05%	84.91%	101.38%	68.27%

<b>4 Co. ttl</b>	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
New Listings	6,624	5,897	7,926	7,907	9,187	8,980	8,253	8,726	8,088	7,210	4,915	3,091	86,804
Pendings	4,211	4,892	6,634	6,220	6,776	6,501	5,749	6,128	4,934	5,134	4,211	3,434	64,824
Ratio	63.57%	82.96%	83.70%	78.66%	73.76%	72.39%	69.66%	70.23%	61.00%	71.21%	85.68%	111.10%	74.68%
<b>Mason Co</b>	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Ttl
New Listings	120	127	154	175	203	175	181	188	168	160	122	93	1,866
Pendings	59	86	111	103	132	129	120	145	122	111	78	53	1,249
Ratio	49.17%	67.72%	72.08%	58.86%	65.02%	73.71%	66.30%	77.13%	72.62%	69.38%	63.93%	56.99%	66.93%
<b>Skagit</b>													
New Listings	228	188	249	240	308	340	283	282	257	228	174	91	2,868
Pendings	120	135	198	174	191	200	196	198	170	165	111	101	1,959
Ratio	52.63%	71.81%	79.52%	72.50%	62.01%	58.82%	69.26%	70.21%	66.15%	72.37%	63.79%	110.99%	68.31%
<b>GrHrbr</b>													
New Listings	151	121	214	183	208	209	203	209	150	136	91	75	1,950
Pendings	78	73	110	101	134	123	136	136	96	126	84	50	1,247
Ratio	51.66%	60.33%	51.40%	55.19%	64.42%	58.85%	67.00%	65.07%	64.00%	92.65%	92.31%	66.67%	63.95%
<b>Lewis</b>													
New Listings	116	98	144	141	163	169	201	209	152	140	135	104	1,772
Pendings	70	86	100	92	132	91	79	97	81	98	74	52	1,052
Ratio	60.34%	87.76%	69.44%	65.25%	80.98%	53.85%	39.30%	46.41%	53.29%	70.00%	54.81%	50.00%	59.37%
<b>Cowlitz</b>													

New Listings	146	117	164	147	183	195	214	206	164	161	118	83	1,898
Pendings	126	117	169	136	146	151	126	151	113	110	112	70	1,527
Ratio	86.30%	100.00%	103.05%	92.52%	79.78%	77.44%	58.88%	73.30%	68.90%	68.32%	94.92%	84.34%	80.45%
<b>Grant</b>													
New Listings	99	98	161	131	166	151	141	167	119	106	86	59	1,484
Pendings	77	70	105	123	132	151	128	142	129	89	78	75	1,299
Ratio	77.78%	71.43%	65.22%	93.89%	79.52%	100.00%	90.78%	85.03%	108.40%	37.00%	90.70%	127.12%	87.53%
<b>Thurston</b>													
New Listings	532	548	666	597	749	757	708	690	575	543	382	266	7,013
Pendings	360	402	517	516	527	537	400	466	421	350	338	304	5,138
Ratio	67.67%	73.36%	77.63%	86.43%	70.36%	70.94%	56.50%	67.54%	73.22%	64.46%	88.48%	114.29%	73.26%
<b>San Juan</b>													
New Listings	24	20	71	48	47	51	52	37	24	16	18	5	413
Pendings	19	14	9	31	28	32	22	32	22	20	13	8	250
Ratio	79.17%	70.00%	12.68%	64.58%	59.57%	62.75%	42.31%	86.49%	91.67%	125.00%	72.22%	160.00%	60.53%
<b>Island</b>													
New Listings	165	149	224	213	290	276	228	243	172	187	125	87	2,359
Pendings	99	121	142	137	158	142	150	154	132	130	90	79	1,534
Ratio	60.00%	81.21%	63.39%	64.32%	54.48%	51.45%	65.79%	63.37%	76.74%	69.52%	72.00%	90.80%	65.03%
<b>Kittitas</b>													
New Listings	51	82	79	112	104	106	96	123	104	56	66	41	1,020
Pendings	49	37	58	71	81	70	50	73	58	61	43	37	688
Ratio	96.08%	45.12%	73.42%	63.39%	77.88%	66.04%	52.08%	59.35%	55.77%	108.93%	65.15%	90.24%	67.45%
<b>Jefferson</b>													
New Listings	41	58	67	85	92	93	92	104	76	63	34	32	837
Pendings	37	31	43	33	51	53	42	56	56	41	33	41	517
Ratio	90.24%	53.45%	64.18%	38.82%	55.43%	56.99%	45.65%	53.85%	73.68%	65.08%	97.06%	128.13%	61.77%
<b>Okanogan</b>													
New Listings	31	29	38	37	73	65	52	59	42	35	50	27	538
Pendings	21	25	37	25	35	52	33	48	37	28	25	19	385
Ratio	67.74%	86.21%	97.37%	67.57%	47.95%	80.00%	63.46%	81.36%	88.10%	80.00%	50.00%	70.37%	71.56%
<b>Whatcom</b>													
New Listings	438	356	439	524	520	585	524	528	436	389	246	191	5,176
Pendings	186	232	279	275	370	347	294	319	267	277	176	169	3,191
Ratio	42.47%	65.17%	63.55%	52.48%	71.15%	59.32%	56.11%	60.42%	61.24%	71.21%	71.54%	88.48%	61.65%
<b>Clark</b>													
New Listings										437	293	186	916
Pendings										299	233	150	682
Ratio										68.42%	79.52%	80.65%	74.45%
<b>Pacific</b>													

New Listings											39	35	22	96
Pendings											48	28	25	101
Ratio											123.08%	80.00%	113.64%	105.21%
<b>Other</b>														
New Listings	195	145	190	200	280	272	243	309	170	159	149	65	2377	
Pendings	247	112	87	91	114	106	147	147	101	91	87	65	1395	
Ratio	126.67%	77.24%	45.79%	45.50%	40.71%	38.97%	60.49%	47.57%	59.41%	57.23%	58.39%	100.00%	58.69%	
<b>ALL AREAS</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Ttl</b>	
New Listings	8,961	8,033	10,786	10,740	12,573	12,424	11,471	12,080	10,697	10,065	7,039	4,518	119,387	
Pendings	5,759	6,433	8,599	8,128	9,007	8,685	7,672	8,292	6,739	7,178	5,814	4,732	87,038	
Ratio	64.27%	80.08%	79.72%	75.68%	71.64%	69.91%	66.88%	68.64%	63.00%	71.32%	82.60%	104.74%	72.90%	

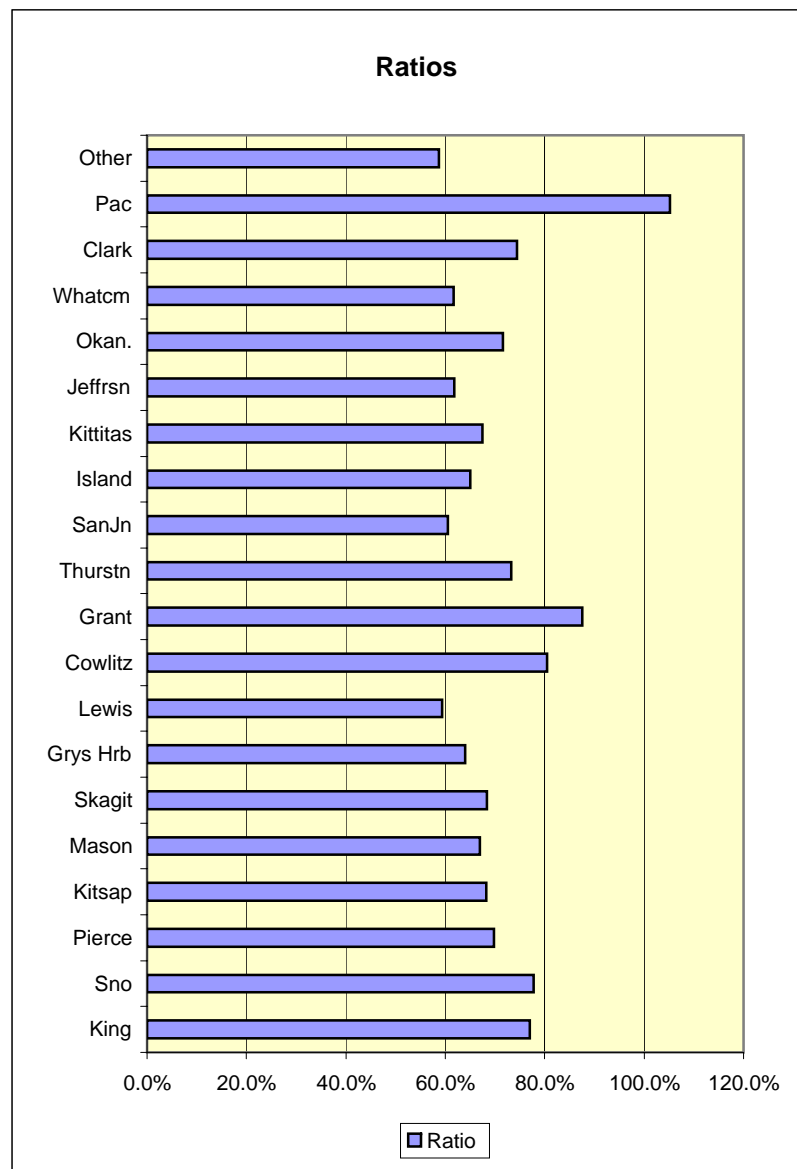


## RATIOS: PENDING SALES TO NEW LISTINGS (Single Family Homes only)

	New Listings	Pendings	Ratio
King	38,952	29,988	76.99%
Sno	19,046	14,818	77.80%
Pierce	22,616	15,792	69.83%
Kitsap	6,190	4,226	68.27%
Mason	1,866	1,249	66.93%
Skagit	2,868	1,959	68.31%
Grays Hrb	1,950	1,247	63.95%
Lewis	1,772	1,052	59.37%
Cowlitz	1,898	1,527	80.45%
Grant	1,484	1,299	87.53%
Thurston	7,013	5,138	73.26%
San Juan	413	250	60.53%
Island	2,359	1,534	65.03%
Kittitas	1,020	688	67.45%
Jefferson	837	517	61.77%
Okanogan	538	385	71.56%
Whatcom	5,176	3,191	61.65%
Clark*	916	682	74.45%
Pacific*	96	101	105.21%
Other	2,377	1,395	58.69%
Total	119,387	87,038	72.90%

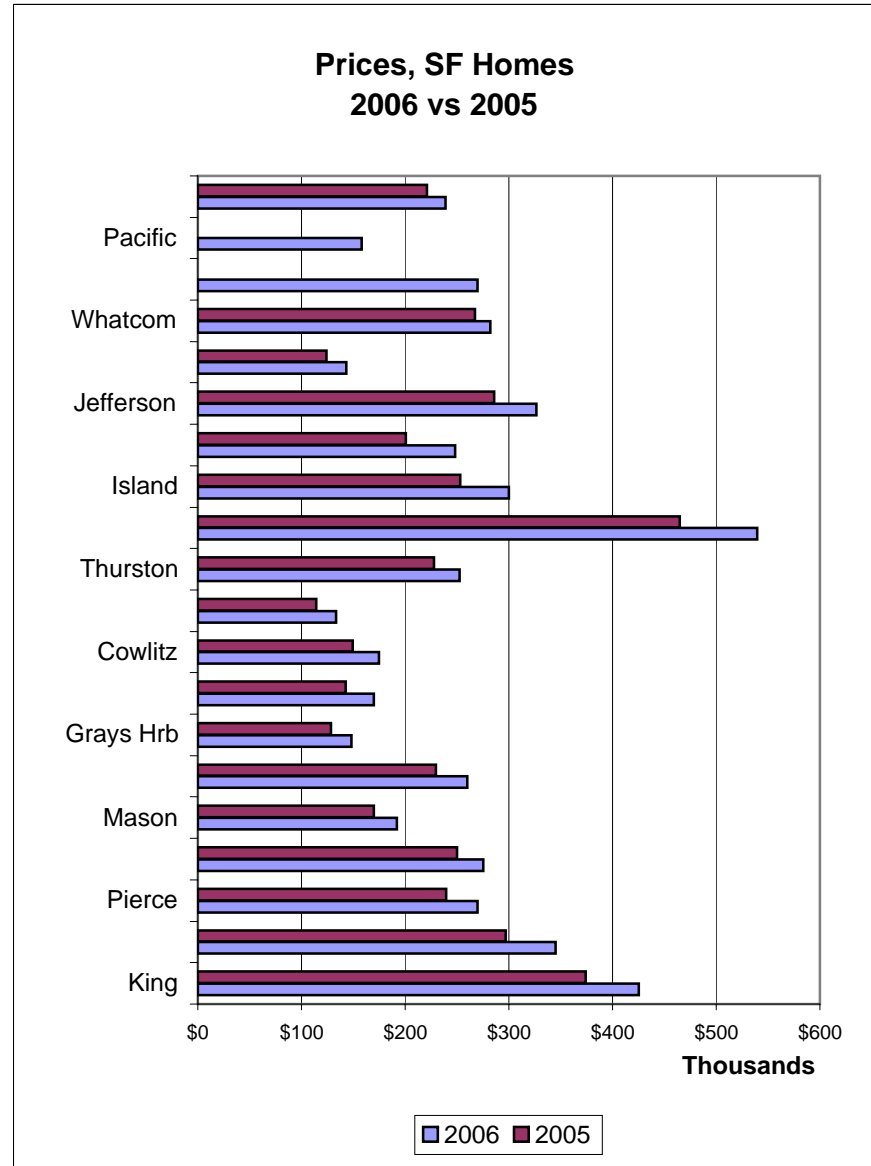
County	Ratio
King	77.0%
Sno	77.8%
Pierce	69.8%
Kitsap	68.3%
Mason	66.9%
Skagit	68.3%
Grys Hrb	63.9%
Lewis	59.4%
Cowlitz	80.5%
Grant	87.5%
Thurstn	73.3%
SanJn	60.5%
Island	65.0%
Kittitas	67.5%
Jeffrsn	61.8%
Okan.	71.6%
Whatcm	61.6%
Clark	74.5%
Pac	105.2%
Other	58.7%
Total	72.9%

\* partial/incomplete



## CLOSED SALES, Single Family Homes (excl. condos) 2006 vs 2005

	Median Price			Units		
	2006	2005	% change	2006	2005	% change
King	\$425,000	\$374,000	13.64%	27,834	31,939	-12.85%
Snohomish	\$345,369	\$297,000	16.29%	13,782	14,749	-6.56%
Pierce	\$270,000	\$239,500	12.73%	14,708	16,027	-8.23%
Kitsap	\$275,000	\$250,000	10.00%	3,961	4,521	-12.39%
Mason	\$191,700	\$169,900	12.83%	1,242	1,376	-9.74%
Skagit	\$260,000	\$229,900	13.09%	1,812	2,099	-13.67%
Grays Hrb	\$148,000	\$128,350	15.31%	1,145	1,308	-12.46%
Lewis	\$170,000	\$142,500	19.30%	981	1,088	-9.83%
Cowlitz	\$174,500	\$149,200	16.96%	1,318	1,461	-9.79%
Grant	\$133,540	\$113,919	17.22%	1,066	988	7.89%
Thurston	\$252,200	\$227,950	10.64%	4,742	4,450	6.56%
San Juan	\$539,500	\$465,000	16.02%	244	249	-2.01%
Island	\$300,000	\$253,000	18.58%	1,453	1,929	-24.68%
Kittitas	\$248,000	\$200,800	23.51%	657	688	-4.51%
Jefferson	\$326,250	\$286,000	14.07%	508	617	-17.67%
Okanogan	\$143,000	\$124,250	15.09%	325	226	43.81%
Whatcom	\$282,250	\$267,000	5.71%	2882	2,716	6.11%
Clark	\$269,900	N/A	0.00%	878	N/A	0.00%
Pacific	\$158,000	N/A	0.00%	287	153	87.58%
Out of Area	\$239,000	\$221,200	8.05%	1062	1,044	1.72%
<b>TOTAL</b>	<b>\$323,000</b>	<b>\$285,500</b>	<b>13.13%</b>	<b>80,887</b>	<b>87,628</b>	<b>-7.69%</b>



**CLOSED SALES, CONDOMINIUMS (excl. SFH) 2006 vs 2005**

	Median Price			Units		
	2006	2005	% change	2006	2005	% change
King	\$254,950	\$214,950	18.61%	9,694	9,984	-2.90%
Snohomish	\$209,950	\$187,000	12.27%	2,693	2,604	3.42%
Pierce	\$212,500	\$184,950	14.90%	1,159	1,170	-0.94%
Kitsap	\$185,000	\$139,950	32.19%	407	373	9.12%
Mason	\$319,450	\$292,700	9.14%	14	15	-6.67%
Skagit	\$256,000	\$218,100	17.38%	131	151	-13.25%
Grays Hrb	\$172,775	\$230,000	-24.88%	92	58	58.62%
Lewis	\$150,000	N/A	N/A	1	0	N/A
Cowlitz	\$159,900	\$149,900	6.67%	14	32	-56.25%
Grant	\$204,950	\$182,250	12.46%	24	10	140.00%
Thurston	\$189,000	\$140,250	34.76%	118	174	-32.18%
San Juan	\$292,500	\$279,000	4.84%	24	37	-35.14%
Island	\$194,500	\$159,250	22.14%	87	128	-32.03%
Kittitas	\$122,500	\$105,000	16.67%	12	23	-47.83%
Jefferson	\$316,500	\$259,000	22.20%	30	63	-52.38%
Okanogan	\$215,000	\$189,500	13.46%	8	1	700.00%
Whatcom	\$198,900	\$182,750	8.84%	695	574	21.08%
Clark	\$169,945	N/A	N/A	61	0	N/A
Pacific	\$172,500	N/A	N/A	9	3	200.00%
Out of Area	\$170,400	\$168,500	1.13%	45	56	-19.64%
<b>TOTAL</b>	<b>\$235,000</b>	<b>\$200,000</b>	<b>17.50%</b>	<b>15,318</b>	<b>15,456</b>	<b>-0.89%</b>

## CLOSED SALES, SFH + Condos Combined 2006 vs 2005

	Median Price			Units		
	2006	2005	% change	2006	2005	% change
King	\$381,463	\$335,700	13.63%	37,528	41,923	-10.48%
Snohomish	\$325,000	\$279,950	16.09%	16,475	17,353	-5.06%
Pierce	\$267,430	\$235,950	13.34%	15,867	17,197	-7.73%
Kitsap	\$268,950	\$247,000	8.89%	4,368	4,894	-10.75%
Mason	\$194,000	\$170,928	13.50%	1,256	1,391	-9.71%
Skagit	\$260,000	\$229,000	13.54%	1,943	2,250	-13.64%
Grays Hrb	\$149,900	\$129,000	16.20%	1,237	1,366	-9.44%
Lewis	\$169,950	\$142,500	19.26%	982	1,088	-9.74%
Cowlitz	\$174,250	\$149,900	16.24%	1,332	1,493	-10.78%
Grant	\$135,000	\$114,168	18.25%	1,090	998	9.22%
Thurston	\$250,393	\$225,000	11.29%	4,860	4,624	5.10%
San Juan	\$480,750	\$427,500	12.46%	268	286	-6.29%
Island	\$294,881	\$247,400	19.19%	1,540	2,057	-25.13%
Kittitas	\$246,000	\$195,000	26.15%	669	711	-5.91%
Jefferson	\$325,000	\$281,500	15.45%	538	680	-20.88%
Okanogan	\$145,000	\$125,000	16.00%	333	227	46.70%
Whatcom	\$265,000	\$255,000	3.92%	3,577	3,290	8.72%
Clark	\$261,000	N/A	N/A	939	N/A	N/A
Pacific	\$159,950			296	156	89.74%
Out of Area	\$235,000	\$217,000	8.29%	1,107	1,100	0.64%
<b>TOTAL</b>	<b>\$307,000</b>	<b>\$272,813</b>	<b>12.53%</b>	<b>96,205</b>	<b>103,084</b>	<b>-6.67%</b>

### 2006 Closed Sales by County, Single Family Homes only (excl. condo)

Price	King	Snoh.	Pierce	Kitsap	4-co Ttl	% 4-co ttl	Ttl outside 4 co PS area	All MLS counties <sup>1</sup>
1-99,999	11	51	128	32	222	0.37%	1,411	1,633
100,000-199,999	320	450	2,058	641	3,469	5.76%	5,243	8,712
200,000-209,999	4,254	3,805	7,090	1,652	16,801	27.89%	8,326	25,127
300,000-399,999	7,582	4,813	3,288	746	16,429	27.27%	3,490	19,919
400,000-499,999	5,686	2,252	1,163	354	9,455	15.69%	1,472	10,927
500,000-599,999	3,469	1,175	507	199	5,350	8.88%	685	6,035
600,000-699,999	2,196	560	274	103	3,133	5.20%	349	3,482
700,000-799,999	1,391	204	134	80	1,809	3.00%	214	2,023
800,000-899,999	890	106	70	50	1,116	1.85%	123	1,239
900,000-999,999	546	50	46	41	683	1.13%	85	768
\$1 mil & more	1,529	97	82	68	1,776	2.95%	176	1,952
<b>Total</b>	<b>27,874</b>	<b>13,563</b>	<b>14,840</b>	<b>3,966</b>	<b>60,243</b>	<b>100.0%</b>	<b>21,574</b>	<b>81,817</b>
Median*	\$426,000	\$345,369	\$270,000	\$275,000				
Avg \$*	\$518,300	\$380,742	\$306,263	\$339,447				
Lowest	\$38,000	\$10,000	\$36,500	\$46,000				
Highest	\$15,000,000	\$6,600,000	\$4,640,000	\$3,500,000				

\* from Area Market Surveys; median price from Dec. Summary Report

<sup>1</sup> Total does not include Out of Area

### Other counties (partial)

Mason	Skagit	Grays Hbr	Lewis
131	44	284	131
536	344	535	502
348	691	199	257
123	366	76	77
56	153	18	21
28	82	6	3
10	35	4	2
6	29	1	2
2	14	1	1
8	9	1	0
3	15	1	1
<b>1,251</b>	<b>1,782</b>	<b>1,126</b>	<b>997</b>
\$191,700	\$260,000	\$148,000	\$170,000
\$226,275	\$314,236	\$170,725	\$190,626
\$13,500	\$12,000	\$12,000	\$28,000
\$2,200,000	\$4,600,000	\$1,149,500	\$1,475,000

Price	Cowlitz	Grant	Thurston	San Juan	Island	Kittitas	Jefferson	Okanogan	Whatcom	Clark	Pacific	Ttl outside 4-co PS area	% outside 4 co PS area
1-99,999	200	270	53	0	11	10	11	92	73	16	85	1,411	6.54%
100,000-199,999	629	536	727	4	154	213	64	139	344	404	112	5,243	24.30%
200,000-209,999	310	115	2,645	17	558	249	147	59	1,245	1,420	66	8,326	38.59%
300,000-399,999	113	46	798	52	335	112	115	19	652	578	28	3,490	16.18%
400,000-499,999	36	22	281	38	158	33	80	15	278	282	1	1,472	6.82%
500,000-599,999	10	4	128	18	83	14	37	2	145	120	5	685	3.18%
600,000-699,999	8	3	54	27	57	9	18	2	62	57	1	349	1.62%
700,000-799,999	7	0	27	18	39	3	8	0	45	29	0	214	0.99%
800,000-899,999	2	0	11	15	13	6	7	1	29	21	0	123	0.57%
900,000-999,999	0	1	3	15	14	1	7	0	13	13	0	85	0.39%
\$1 mil & more	1	0	16	39	31	0	12	3	32	22	0	176	0.82%
<b>Total</b>	<b>1,316</b>	<b>997</b>	<b>4,743</b>	<b>243</b>	<b>1,453</b>	<b>650</b>	<b>506</b>	<b>332</b>	<b>2,918</b>	<b>2,962</b>	<b>298</b>	<b>21,574</b>	<b>100.0%</b>
Median*	\$174,500	\$133,540	\$252,200	\$539,500	\$300,000	\$248,000	\$326,250	\$143,000	\$282,250	\$269,900	\$158,000		
Avg \$*	\$197,407	\$155,546	\$282,611	\$706,162	\$367,778	\$269,091	\$383,550	\$185,955	\$327,286	\$315,825	\$175,480		
Lowest	\$22,000	\$12,000	\$22,840	\$135,000	\$55,000	\$45,000	\$32,000	\$14,999	\$9,000	\$12,900	\$15,000		
Highest	\$1,425,000	\$985,000	\$3,950,000	\$3,700,000	\$3,250,000	\$920,000	\$3,000,000	\$1,700,000	3,022,500	7,900,000	615,000		

<b>King County Sub-areas - SFH only</b>								
Price	SW King	SE King	Seattle	N King	Eastside	Vashon	Subtotal	% of King County
1-99,999	0	7	0	0	1	0	8	0.03%
100,000-199,999	94	155	22	1	12	1	285	1.02%
200,000-209,999	1,469	1,793	660	103	187	21	4,233	15.22%
300,000-399,999	1,249	2,753	2,160	439	995	44	7,640	27.47%
400,000-499,999	356	1,334	2,021	220	1,713	25	5,669	20.39%
500,000-599,999	146	480	1,146	91	1,545	22	3,430	12.33%
600,000-699,999	59	212	671	65	1,163	23	2,193	7.89%
700,000-799,999	37	94	400	29	820	10	1,390	5.00%
800,000-899,999	17	43	258	13	546	10	887	3.19%
900,000-999,999	10	21	188	4	315	7	545	1.96%
\$1 mil & more	22	23	440	12	1,016	15	1,528	5.49%
<b>Total</b>	<b>3,459</b>	<b>6,915</b>	<b>7,966</b>	<b>977</b>	<b>8,313</b>	<b>178</b>	<b>27,808</b>	<b>100.00%</b>
<b>% of Co. total</b>	12.44%	24.87%	28.65%	3.51%	29.89%	0.64%	100.00%	
Median	\$309,000	\$350,000	\$449,950	\$386,000	\$579,000	\$492,500	\$425,000	
Avg \$	\$343,092	\$376,470	\$536,701	\$442,578	\$699,948	\$570,288	\$518,018	
Lowest	\$100,000	\$38,000	\$140,000	\$164,000	\$60,000	\$195,500	\$60,000	
Highest	\$1,950,000	\$3,231,000	\$6,000,000	\$4,300,000	\$15,000,000	\$1,965,000	\$15,000,000	

SW King = NWMLS Map Area 100,110,120,130

SE King = #s 300,310,320,330,340,350,360

Seattle = #s 140,380,385 390 700, 701, 705, 710

N. King = #s 715,720

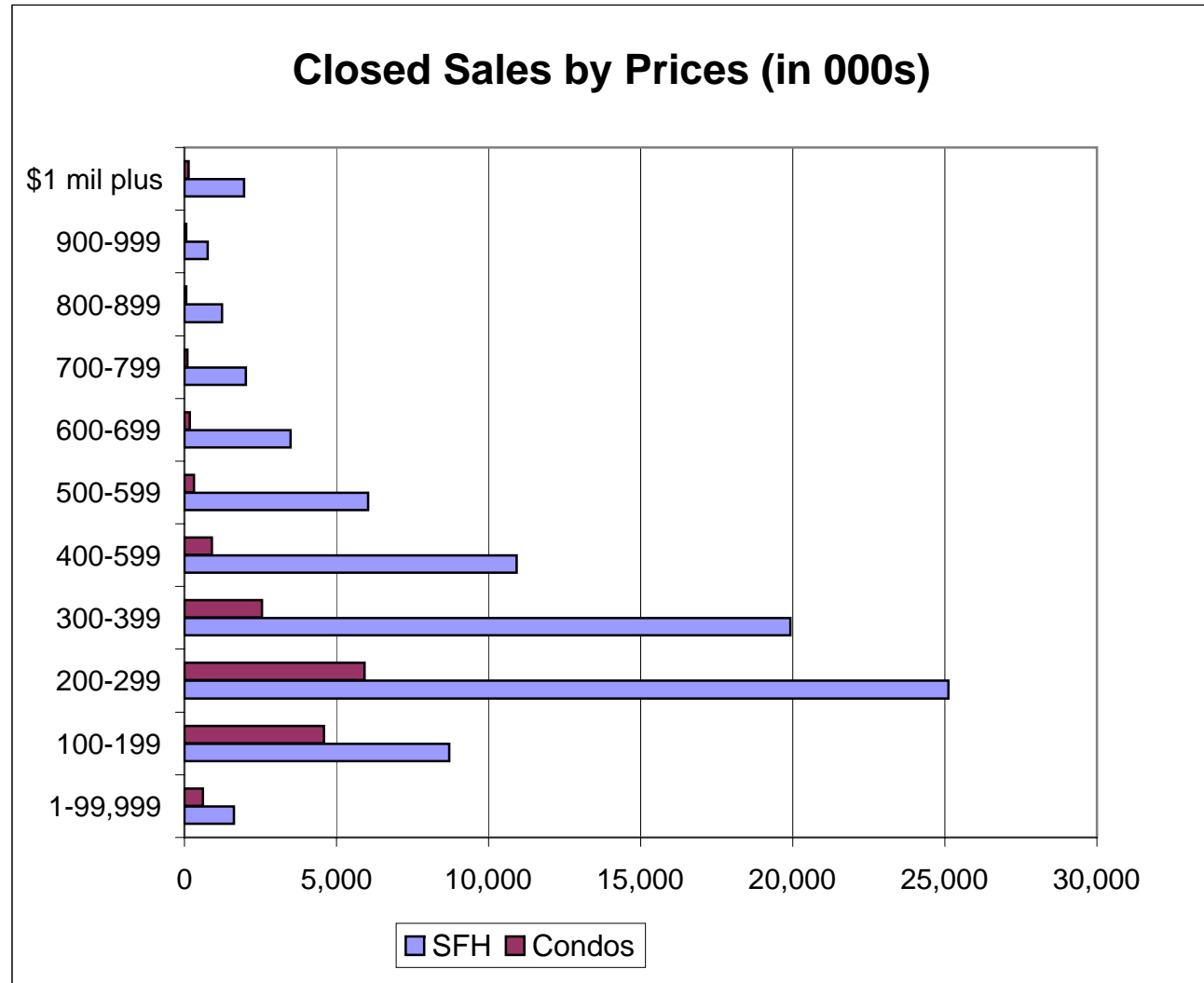
Eastside = #s 500,510,520,530,540,550,560,600

Vashon = #800

## 2006 Closed Sales by Price Range

Price in 000s	SFH	Condos
1-99,999	1,633	600
100-199	8,712	4,584
200-299	25,127	5,913
300-399	19,919	2,557
400-599	10,927	893
500-599	6,035	317
600-699	3,482	172
700-799	2,023	101
800-899	1,239	66
900-999	768	58
\$1 mil plus	1,952	145
<b>Total</b>	<b>81,817</b>	<b>15,406</b>
Median	\$323,000	\$235,000
Avg \$	\$385,840	\$275,509
Lowest	\$9,000	\$5,000
Highest	\$15,000,000	\$4,900,000

<sup>2</sup> Includes moorage slips, some timeshares

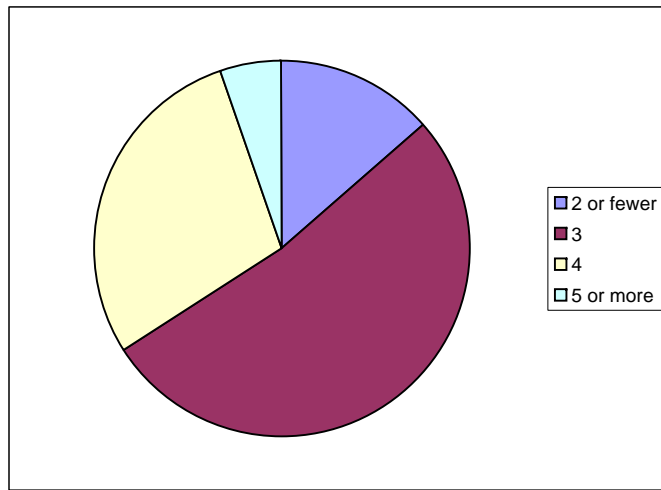


## Distribution of Sales by # of Bedrooms - SINGLE FAMILY HOMES Only, 2006

### Closed Sales (Single Family homes only) by # of Bedrooms

Single Family	2 or fewer bdrm	% of total (in that co)	3 bdrm	% of total (in that co)	4 bdrm	% of total (in that co)	5+ bdrm	% of total (in that co)	Total
King	3,386	12.15%	12,340	44.27%	9,937	35.65%	2,211	7.93%	27,874
Snoh	1,019	7.51%	7,141	52.65%	4,699	34.65%	704	5.19%	13,563
Pierce	1,603	10.80%	8,278	55.78%	4,310	29.04%	649	4.37%	14,840
Kitsap	655	16.52%	2,427	61.20%	806	20.32%	78	1.97%	3,966
Mason	431	34.45%	706	56.43%	96	7.67%	18	1.44%	1,251
Skagit	404	22.67%	1,044	58.59%	291	16.33%	43	2.41%	1,782
Grays Hrbr	362	32.15%	569	50.53%	164	14.56%	31	2.75%	1,126
Lewis	252	25.28%	597	59.88%	118	11.84%	30	3.01%	997
Cowlitz	281	21.35%	754	57.29%	239	18.16%	42	3.19%	1,316
Grant	169	16.95%	601	60.28%	185	18.56%	42	4.21%	997
Thurston	642	13.54%	2,973	62.68%	1,027	21.65%	101	2.13%	4,743
San Juan	110	45.27%	103	42.39%	27	11.11%	3	1.23%	243
Island	447	30.76%	826	56.85%	168	11.56%	12	0.83%	1,453
Kittitas	156	24.00%	406	62.46%	78	12.00%	10	1.54%	650
Jefferson	208	41.11%	263	51.98%	25	4.94%	10	1.98%	506
Okanogan*	123	37.05%	160	48.19%	41	12.35%	8	2.41%	332
Whatcom	515	17.65%	1,677	57.47%	606	20.77%	120	4.11%	2,918
Clark	231	7.80%	1,684	56.85%	891	30.08%	156	5.27%	2,962
Pacific	152	51.01%	125	41.95%	18	6.04%	3	1.01%	298
<b>TOTAL</b>	<b>11,146</b>		<b>42,674</b>		<b>23,726</b>		<b>4,271</b>		<b>81,817</b>
<b>% of total</b>	<b>13.62%</b>		<b>52.16%</b>		<b>29.00%</b>		<b>5.22%</b>	<b>100.00%</b>	<b>100.00%</b>

TOTALS	2 or fewer	3	4	5 or more
	11,146	42,674	23,726	4,271



From online surveys (AMS/Mrkt Statistics)

**Ratios: % of List Price Received (on closed sales, 2006)**

<b>Single Family home only</b>	Median List Price (LP) <sup>1</sup>	Median Selling Price (SP)	<b>% SP/LP</b>
King *	\$520,797	\$425,000	<b>81.61%</b>
Snoh	\$380,396	\$345,369	<b>90.79%</b>
Pierce	\$306,751	\$270,000	<b>88.02%</b>
Kitsap	\$343,636	\$275,000	<b>80.03%</b>
Mason	\$230,542	\$191,700	<b>83.15%</b>
Skagit	\$319,619	\$260,000	<b>81.35%</b>
Grays Hrbr	\$175,677	\$148,000	<b>84.25%</b>
Lewis	\$196,437	\$170,000	<b>86.54%</b>
Cowlitz	\$199,298	\$174,500	<b>87.56%</b>
Grant	\$157,963	\$133,540	<b>84.54%</b>
Thurston	\$282,933	\$252,200	<b>89.14%</b>
San Juan	\$745,960	\$539,500	<b>72.32%</b>
Island	\$377,402	\$300,000	<b>79.49%</b>
Kittitas	\$274,762	\$248,000	<b>90.26%</b>
Jefferson	\$395,164	\$326,250	<b>82.56%</b>
Okanogan*	\$194,325	\$143,000	<b>73.59%</b>
Whatcom*	\$335,403	\$282,250	<b>84.15%</b>
Clark	\$322,424	\$269,900	<b>83.71%</b>
Pacific	\$183,433	\$158,000	<b>86.13%</b>
		\$323,000	

<sup>1</sup>from Market Statistics and Summary Reports

**CLOSED SALES DOLLAR VOLUME 2006**

	Single Family Homes		Condominiums		SFH + Condo Combined	
	Units	\$ Value	Units	\$ Value	Units	\$ Value
King	27,834	\$14,421,018,072	9,694	\$2,938,028,438	37,528	\$17,359,046,510
Snoh	13,782	\$5,241,225,690	2,693	\$601,309,198	16,475	\$5,842,534,888
Pierce	14,708	\$4,495,647,280	1,159	\$278,481,043	15,867	\$4,774,128,323
Kitsap	3,961	\$1,343,713,796	407	\$95,081,627	4,368	\$1,438,795,423
Mason	1,242	\$281,941,452	14	\$4,807,334	1,256	\$286,748,786
Skagit	1,812	\$566,480,124	131	\$39,117,779	1,943	\$605,597,903
Grays Hrb	1,145	\$195,726,300	92	\$18,265,588	1,237	\$213,991,888
Lewis	981	\$187,607,421	1	\$150,000	982	\$187,757,421
Cowlitz	1,318	\$260,999,586	14	\$2,486,890	1,332	\$263,486,476
Grant	1,066	\$164,024,354	24	\$5,407,272	1,090	\$169,431,626
Thurston	4,742	\$1,337,452,648	118	\$25,947,020	4,860	\$1,363,399,668
San Juan	244	\$170,921,756	24	\$6,629,688	268	\$177,551,444
Island	1,453	\$534,010,919	87	\$16,833,369	1,540	\$550,844,288
Kittitas	657	\$176,947,839	12	\$1,485,432	669	\$178,433,271
Jefferson	508	\$194,643,756	30	\$9,206,850	538	\$203,850,606
Okanogan	325	\$60,933,275	8	\$1,701,832	333	\$62,635,107
Whatcom	2,882	\$947,382,568	695	\$153,747,900	3,577	\$1,101,130,468
Clark	878	\$288,977,896	61	\$10,830,794	939	\$299,808,690
Pacific	287	\$50,093,554	9	\$1,730,997	296	\$51,824,551
Other	1,062	\$289,728,468	45	\$201,465	1,107	\$289,929,933
<b>TOTAL</b>	<b>80,887</b>	<b>\$31,209,476,754</b>	<b>15,318</b>	<b>\$4,211,450,516</b>	<b>96,205</b>	<b>\$35,420,927,270</b>

**% total      84.08%                      88.11%    15.92%                      11.89%    100.00%**

<b>Ttl 2006</b>	<b>80,887</b>	<b>\$31,209,476,754</b>	<b>15,318</b>	<b>\$4,211,450,516</b>	<b>96,205</b>	<b>\$35,420,927,270</b>
Ttl 2005	87,628	\$30,074,981,136	15,456	\$3,632,966,983	103,084	\$33,707,948,119
difference	-6,741	\$1,134,495,618	-138	\$578,483,533	-6,879	\$1,712,979,151
% chg	-7.69%	3.77%	-0.89%	15.92%	<b>-6.67%</b>	<b>5.08%</b>

From Dec 06 Summary Report; includes all areas

## SUMMARY OF CONDOMINIUM SALES 2006

SP=\$1+)

	# Units	% of total	Median	Average	Low	High	\$ value
King	9,694	63.29%	\$254,950	\$303,077	\$16,995	\$4,900,000	\$2,938,028,438
Sno	2,693	17.58%	\$209,500	\$223,286	\$35,000	\$2,025,500	\$601,309,198
Pierce	1,159	7.57%	\$212,950	\$240,277	\$79,950	\$1,475,000	\$278,481,043
Kitsap	407	2.66%	\$185,000	\$233,461	\$18,000	\$942,500	\$95,018,627
Mason	14	0.09%	\$319,450	\$343,381	\$266,950	\$579,900	\$4,807,334
Skagit	131	0.86%	\$256,000	\$298,609	\$47,000	\$929,000	\$39,117,779
Grays Hrb	92	0.60%	\$172,775	\$198,539	\$6,200	\$510,000	\$18,265,588
Lewis	1	0.01%	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Cowlitz	14	0.09%	\$159,900	\$177,635	\$117,500	\$315,000	\$2,486,890
Grant	24	0.16%	\$204,950	\$225,303	\$125,000	\$440,000	\$5,407,272
Thurston	118	0.77%	\$189,000	\$219,890	\$107,900	\$1,120,000	\$25,947,020
San Juan	24	0.16%	\$292,500	\$276,237	\$42,000	\$445,000	\$6,629,688
Island	87	0.57%	\$194,500	\$193,487	\$82,500	\$525,000	\$16,833,369
Kittitas	12	0.08%	\$122,500	\$123,786	\$74,500	\$135,000	\$1,485,432
Jefferson	30	0.20%	\$316,500	\$306,895	\$5,000	\$555,000	\$9,206,850
Okanogan	8	0.05%	\$215,000	\$212,729	\$192,000	\$224,800	\$1,701,832
Whatcom	695	4.54%	\$199,900	\$221,220	\$21,500	\$1,009,017	\$153,747,900
Clark	61	0.40%	\$169,945	\$177,554	\$72,500	\$500,000	\$10,830,794
Pacific	9	0.06%	\$172,500	\$192,333	\$67,500	\$322,500	\$1,730,997
Out of Area	45	0.29%	\$170,400	\$201,465			\$9,065,925
<b>TOTAL</b>	<b>15,318</b>	<b>100.00%</b>	<b>\$235,000</b>	<b>\$275,509</b>	<b>\$6,200</b>	<b>\$4,900,000</b>	<b>\$4,220,246,862</b>

Data from online market surveys and Dec. 06 Summary Report

Includes boat slips

HIGH END PROPERTY SALES, BY COUNTY, 2006							
SFH	MLS Map Area	Description	SFH, Sales Price = \$1 mil +	Condos	MLS Map Area	Description	Condominiums, \$500,000-plus
King Co	100, 110, 120, 130	SW King Co	23	King Co	100, 110, 120, 130	SW King Co	4
	300, 310, 320, 330, 340, 350, 360	SE King Co	23		300, 310, 320, 330, 340, 350, 360	SE King Co	1
	140, 380, 385, 390, 700, 701, 705, 710	Seattle	439		140, 380, 385, 390, 700, 701, 705, 710	Seattle	365
	715, 720	North King Co	12		715, 720	North King Co	4
	500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co.)	1016		500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co.)	360
	800	Vashon	15		800	Vashon	0
		<b>TOTAL - King Co</b>	<b>1528</b>			<b>TOTAL - King Co</b>	<b>734</b>
		<b>Snoh</b>	<b>97</b>			<b>Snoh</b>	<b>23</b>
		<b>Pierce</b>	<b>82</b>			<b>Pierce</b>	<b>34</b>
		<b>Kitsap</b>	<b>68</b>			<b>Kitsap</b>	<b>26</b>
		<b>Mason</b>	<b>3</b>			<b>Mason</b>	<b>1</b>
		<b>Skagit</b>	<b>15</b>			<b>Skagit</b>	<b>14</b>
		<b>Grays Hrb</b>	<b>1</b>			<b>Grays Hrb</b>	<b>1</b>
		<b>Lewis</b>	<b>1</b>			<b>Lewis</b>	<b>0</b>
		<b>Cowlitz</b>	<b>1</b>			<b>Cowlitz</b>	<b>0</b>
		<b>Grant</b>	<b>0</b>			<b>Grant</b>	<b>0</b>
		<b>Thurston</b>	<b>16</b>			<b>Thurston</b>	<b>3</b>
		<b>San Juan</b>	<b>39</b>			<b>San Juan</b>	<b>0</b>
		<b>Island</b>	<b>31</b>			<b>Island</b>	<b>1</b>
		<b>Kittitas</b>	<b>0</b>			<b>Kittitas</b>	<b>0</b>
		<b>Jefferson</b>	<b>12</b>			<b>Jefferson</b>	<b>1</b>
		<b>Okanogan</b>	<b>3</b>			<b>Okanogan</b>	<b>0</b>
		<b>Whatcom</b>	<b>32</b>			<b>Whatcom</b>	<b>21</b>
		<b>Clark</b>	<b>22</b>			<b>Clark</b>	<b>1</b>
		<b>Pacific</b>	<b>0</b>			<b>Pacific</b>	<b>0</b>
		<b>TOTAL - 19 Counties</b>	<b>1,951</b>				<b>859</b>

MLS Map Area 520 (Bellevue/West of 405) had highest volume of million-dollar plus sales of single family homes, with 219. Other volume leaders were area 390-Central Seattle with 165 sales, area 500-Eastside South of I-90 with 156 sales, area 560-Kirkland/Bridle Trails with 153 and area 510-Mercer Island with 151 sales.

Among high-end condo sales (\$500,000-plus), there were 145 sales of \$1 million or more. Leading map areas were 520 (West Bellevue) with 183 sales, area 701 (Belltown/downtown Seattle) with 130 units and area 560 (Kirkland) with 117 units.

## COMPARISON OF 3 BEDROOM COSTS BY COUNTY (Pre-Owned vs Newly Built)

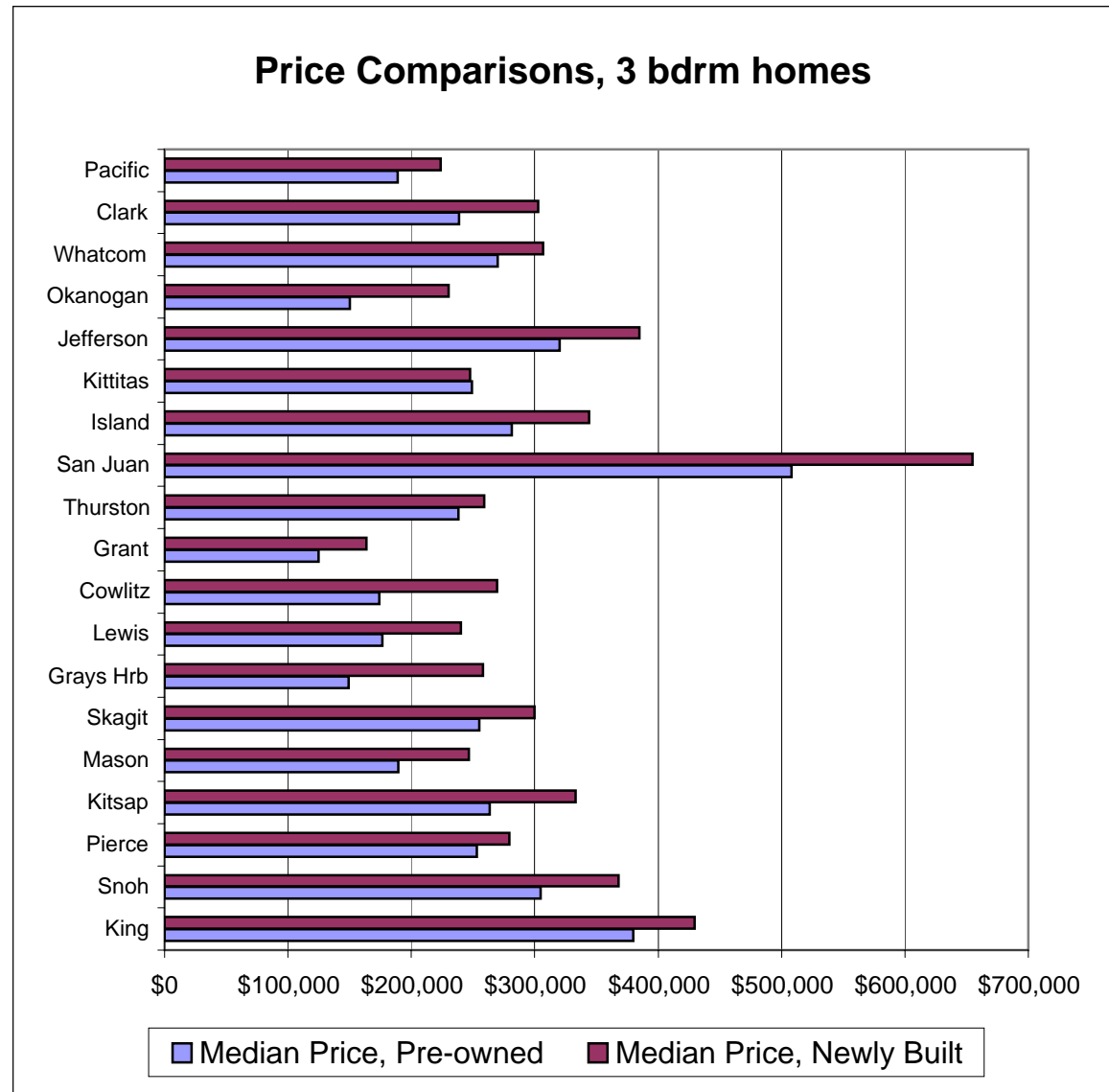
*Based on Closed Sales 2006, Single Family Homes only (excl. condo)*

	Built 2004 or prior		Built 2005 or 2006		Price Difference
	# Units	Median Price	# Units	Median Price	
King	10,701	<b>\$380,000</b>	1,639	<b>\$429,500</b>	\$49,500
Snoh	5,703	<b>\$305,000</b>	1,438	<b>\$368,095</b>	\$63,095
Pierce	6,605	<b>\$253,000</b>	1,673	<b>\$279,225</b>	\$26,225
Kitsap	2,089	<b>\$263,500</b>	338	<b>\$332,970</b>	\$69,470
Mason	546	<b>\$189,250</b>	160	<b>\$246,700</b>	\$57,450
Skagit	837	<b>\$255,000</b>	207	<b>\$300,000</b>	\$45,000
Grays Hrb	500	<b>\$149,250</b>	69	<b>\$258,178</b>	\$108,928
Lewis	543	<b>\$176,500</b>	54	<b>\$239,900</b>	\$63,400
Cowlitz	710	<b>\$174,000</b>	44	<b>\$269,450</b>	\$95,450
Grant	457	<b>\$124,900</b>	144	<b>\$163,700</b>	\$38,800
Thurston	2,165	<b>\$238,000</b>	808	<b>\$258,995</b>	\$20,995
San Juan	89	<b>\$508,000</b>	14	<b>\$655,000</b>	\$147,000
Island	689	<b>\$281,500</b>	137	<b>\$344,000</b>	\$62,500
Kittitas	237	<b>\$249,000</b>	169	<b>\$247,450</b>	-\$1,550
Jefferson	225	<b>\$320,000</b>	38	<b>\$384,750</b>	\$64,750
Okanogan	149	<b>\$150,000</b>	11	<b>\$229,999</b>	\$79,999
Whatcom	1,325	<b>\$269,800</b>	352	<b>\$306,750</b>	\$36,950
Clark*	1,547	<b>\$238,500</b>	137	<b>\$302,900</b>	\$64,400
Pacific*	111	<b>\$189,000</b>	14	<b>\$223,750</b>	\$34,750

*from online Area Market Surveys; does not include Out of Area*

*\* added to reports in October 2006*

	Median Price, Pre-owned	Median Price, Newly Built
King	\$380,000	\$429,500
Snoh	\$305,000	\$368,095
Pierce	\$253,000	\$279,225
Kitsap	\$263,500	\$332,970
Mason	\$189,250	\$246,700
Skagit	\$255,000	\$300,000
Grays Hrb	\$149,250	\$258,178
Lewis	\$176,500	\$239,900
Cowlitz	\$174,000	\$269,450
Grant	\$124,900	\$163,700
Thurston	\$238,000	\$258,995
San Juan	\$508,000	\$655,000
Island	\$281,500	\$344,000
Kittitas	\$249,000	\$247,450
Jefferson	\$320,000	\$384,750
Okanogan	\$150,000	\$229,999
Whatcom	\$269,800	\$306,750
Clark	\$238,500	\$302,900
Pacific	\$189,000	\$223,750



## Comparison of Average Prices, Puget Sound (Wash.) Area Since 1990

### Average Prices (Closed Sales – Residential & Condominium)

(year-to-date figures, from December statistical reports); avg prices are used because YTD median prices were not compiled until 2003.)

YEAR	King	Snohomish	Pierce*
1989**	\$134,567	\$117,640	\$109,901
1990	\$166,270	\$142,536	\$129,277
1991	\$169,033	\$144,063	\$132,540
1992	\$172,550	\$149,084	\$140,494
1993	\$174,722	\$152,673	\$143,089
1994	\$182,351	\$158,910	\$143,216
1995	\$189,980	\$160,936	\$145,106
1996	\$197,372	\$163,613	\$146,836
1997	\$213,821	\$172,517	\$149,895
1998	\$239,839	\$189,818	\$152,553
1999	\$265,111	\$198,249	\$157,330
2000	\$287,851	\$212,097	\$173,036
2001	\$295,240	\$222,077	\$174,536
2002	\$311,285	\$233,082	\$197,317
2003	\$323,004	\$243,408	\$198,948
2004	\$356,954	\$272,221	\$234,936
2005	\$407,718	\$308,664	\$265,687
2006	\$462,562	\$354,631	\$300,884

*Notes:*

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.)

\*\* figures from Dec. 1990 report

Figures for Pierce County are partial until 1998 (primarily the northern section; NWMLS expanded services in that county during 1996-1997; the Tacoma-Pierce County MLS ceased operations 12/1/97).

**Average Prices - Closed Sales****Residential/Single Family only**

YEAR	King	Snohomish	Pierce*
1990	\$178,187	\$147,958	\$135,292
1991	\$178,146	\$148,287	132,221
1992	\$182,542	\$153,243	140,027
1993	\$185,272	\$157,252	142,860
1994	\$195,296	\$164,431	143,047
1995	\$202,639	\$167,253	145,626
1996	\$210,673	\$170,257	148,211
1997	\$230,345	\$182,003	151,129
1998	\$259,237	\$198,288	153,906
1999	\$287,075	\$206,756	183,668
2000	\$313,623	\$221,287	174,840
2001	\$323,183	\$232,842	175,972
2002	\$338,969	\$244,192	199,645
2003	\$352,956	\$254,382	200,523
2004	\$402,556	\$287,437	237,215
2005	\$455,774	\$327,259	269,840
2006	\$518,108	\$380,295	305,660

**Condominiums only**

YEAR	King	Snohomish	Pierce*
1990	\$105,314	\$87,327	\$235,000
1991	\$110,193	\$93,255	221,833
1992	\$117,162	\$99,638	326,666
1993	\$116,836	\$102,454	165,655
1994	\$120,402	\$109,983	160,120
1995	\$132,612	\$110,559	133,701
1996	\$135,391	\$115,821	111,465
1997	\$147,630	\$115,174	119,549
1998	\$161,864	\$130,411	127,446
1999	\$180,786	\$141,552	133,024
2000	\$196,959	\$149,406	135,265
2001	\$197,821	\$154,449	142,303
2002	\$212,220	\$164,773	154,294
2003	\$211,776	\$172,399	166,821
2004	\$238,028	\$183,463	199,640
2005	\$253,987	\$203,346	208,808
2006	\$303,077	\$223,286	240,277

See notes, previous page

Source: Northwest Multiple Listing Service (until 1996 known as Puget Sound Multiple Listing Association)

**COMPARISON OF SINGLE FAMILY HOME PRICES BY SCHOOL DISTRICT (selected areas)**

based on Closed Sales (SFH only) from NWMLS online survey (AMS) - Jan. 1 - Dec. 31, 2006

COUNTY	DISTRICT	# SOLD	MEDIAN	AVERAGE	LOWEST	HIGHEST
<b>King</b>						
<i>Aub</i>	Auburn	1,132	\$309,000	\$337,795	\$100,000	\$1,122,529
<i>Be</i>	Bellevue	1,341	\$634,950	\$886,591	\$262,144	\$15,000,000
<i>Enm</i>	Enumclaw	354	\$303,725	\$352,546	\$116,500	\$1,990,000
<i>Fed</i>	Federal Way	1,615	\$309,000	\$338,678	\$109,950	\$1,850,000
<i>Hgl</i>	Highline	1,257	\$309,000	\$372,925	\$120,000	\$1,950,000
<i>Iss</i>	Issaquah	2,030	\$595,000	\$661,425	\$205,000	\$3,250,000
<i>Knt</i>	Kent	2,354	\$344,950	\$360,285	\$38,000	\$2,050,000
<i>Lkw</i>	Lake Wash.	2,526	\$569,950	\$668,508	\$164,500	\$6,175,000
<i>Mis</i>	Mercer Island	326	\$949,500	\$1,238,446	\$498,000	\$6,200,000
<i>Nth</i>	Northshore	1,167	\$495,000	\$540,598	\$120,000	\$2,440,000
<i>Ren</i>	Renton	1,698	\$380,000	\$409,374	\$89,000	\$2,645,000
<i>Rvw</i>	Riverview	358	\$428,000	\$470,793	\$60,000	\$1,865,000
<i>Sea</i>	Seattle	8,259	\$444,000	\$529,734	\$130,000	\$6,000,000
<i>Sri</i>	Shoreline	866	\$378,250	\$433,457	\$164,000	\$4,300,000
<i>Sky</i>	Skykomish	22	\$166,000	\$172,116	\$40,000	\$285,000
<i>Svs</i>	Snoq. Valley	928	\$484,482	\$562,742	\$170,000	\$2,965,000
<i>Ths</i>	Tahoma	1,068	\$388,750	\$417,536	\$90,000	\$3,231,000
<i>Tuk</i>	Tukwila	148	\$300,850	\$323,822	\$102,500	\$1,740,500
<i>Vsh</i>	Vashon Island	178	\$492,500	\$570,288	\$195,500	\$1,965,000
<b>Kitsap</b>						
<i>Bis</i>	Bainbridge Isl	349	\$662,000	\$750,403	\$80,000	\$3,500,000
<i>Brm</i>	Bremerton	761	\$214,500	\$233,867	\$55,500	\$1,200,000
<b>Pierce</b>						
<i>Puy</i>	Puyallup	2,685	\$285,000	\$308,007	\$70,000	\$1,299,000
<i>Tac</i>	Tacoma	3,752	\$230,000	\$266,379	\$50,000	\$1,950,000
<b>Snohomish</b>						
<i>Ar</i>	Arlington	684	\$300,000	\$335,012	\$80,000	\$2,829,000
<i>Ed</i>	Edmonds	2,249	\$379,900	\$434,452	\$67,000	\$6,600,000
<i>Ev</i>	Everett	2,596	\$351,950	\$370,521	\$25,000	\$2,100,000
<i>Ls</i>	Lake Stevens	1,072	\$309,924	\$332,177	\$122,500	\$3,500,000
<i>Mon</i>	Monroe	707	\$355,000	\$402,915	\$100,000	\$1,300,000
<i>Muk</i>	Mukilteo	1,163	\$374,950	\$433,712	\$149,950	\$2,995,000
<i>Sno</i>	Snohomish	1,117	\$411,000	\$445,999	\$99,000	\$3,800,000

Source: Northwest Multiple Listing Service

**Note to editors/reporters:** To request data on other districts, contact Cheri Brennan, 425.957-0654 or send request to: cheri4pr@hotmail.com